Karen Johnson Davidson County
Batch# 1031820 DEEDQC
07/28/2023 10:53:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230728-0058303

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Chitiqua Foster and Timothy Marcel Foster
667 Long Hunter Court
Nashville, TN 37217

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(MAP 135 08 OA; PARCEL 667.00)

THIS INSTRUMENT made and entered into on this the 24 day of July, 2023, by and between, **CHITIQUA FOSTER F/K/A CHITIQUA WALKER, A MARRIED WOMAN,** ("Grantor"), and **CHITIQUA FOSTER AND TIMOTHY MARCEL FOSTER, WIFE AND HUSBAND,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Unit 667, Tract No. 19 Site Plan, on the Plan of Nashboro Village Nineteen Condominiums, as shown on plat of record in Plat Book 5200, Page 80, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Chitiqua Walker, a single woman, by Cash Deed For Tennessee from Julian Castro, The Secretary of Housing and Urban Development of Washington D.C., and filed of record on January 27, 2017 in Instrument No. 20170127-0008916, and recorded in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 667 Long Hunter Court, Nashville, TN 37217.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her signature on this the 24 day of July, 2023.

Chitiqua Walker FKA Chitiqua Foster
CHITIQUA FOSTER F/K/A CHITIQUA WALKER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chitiqua Foster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 24 day of July, 2023.

Leslie Tate
Notary Public

My Commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Chitiqua Foster
Affiant

Sworn to and subscribed before me this 24 day of July, 2023.

Leslie Tate
Notary Public

My Commission Expires: March 22, 2026

LESLIE TATE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: QCD-2023-9

True Copy Certification

I, Leslie Tate, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 24 day of July, 2023.

Leslie Tate

Affiant Signature

7/24/23

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 24 day of July, 2023.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY