Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23591549

Karen Johnson Davidson County
Batch# 1060776 DEEDQC
10/16/2023 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231016-0080811

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
EARIC C. JOSEPH EVA M. EDWARDS ERAKWANDA M. JOSEPH ERAKWANDRA C. JOSEPH	EARIC C. JOSEPH EVA M. EDWARDS ERAKWANDA M. JOSEPH ERAKWANDRA C. JOSEPH	180 02 0A 030.00
1104 STONE RIDGE COURT NASHVILLE, TN 37211	1104 STONE RIDGE COURT NASHVILLE, TN 37211	

Executed this 28th day of September 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **EARIC C. JOSEPH, AN UNMARRIED MAN** , HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **EARIC C. JOSEPH AN UNMARRIED MAN, EVA M. EDWARDS, UNMARRIED, ERAKWANDA M. JOSEPH, UNMARRIED, ERAKWANDRA C. JOSEPH, UNMARRIED , ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section 1 The Ridge at Stone Creek RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Earic C. Joseph, an unmarried man by Warranty Deed from Nicole M. Joseph and Earic Joseph, who took title as wife and husband, dated September 28, 2023, recorded on October 13, 2023 as Instrument 20231013-0080547.

Property known as, 1104 STONE RIDGE COURT, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of September, 2023.

EARIC C. JOSEPH

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Unity Anderson of the state and county mentioned, personally appeared **EARIC C. JOSEPH** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
May 5, 2025

Unity Anderson
Notary Public
Printed Name: Unity Anderson
My Commission Expires: May 5, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $~~690,000.~~ 10.00.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 28th day of September, 2023

Notary Public

My commission expires:

My Commission Expires
May 5, 2025

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 9-20-23 (date of document).

Affiant Signature

10-2-23
Date

State of California

County of Orange

Sworn to and subscribed before me this 2nd day of October, 2023.

Notary's Signature

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL