Karen Johnson Davidson County
Batch# 1064551 DEEDQC
10/24/2023 03:41:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231024-0083388

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
OSCAR TORRES 1713 26TH AVENUE NORTH NASHVILLE, TN 37208	ROCKET MORTGAGE, LLC. P.O. BOX 6577 CAROL STREAM, IL 60197-6577	091-10-0-028.00

KNOW ALL MEN BY THESE PRESENTS:

That CASEY TORRES, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, between OSCAR TORRES, Plaintiff, and CASEY RENEE TORRES, Defendant, (being one and the same as CASEY TORRES) does hereby demise, release, and forever quitclaim unto the said OSCAR TORRES, his heirs successors and assigns, all of her title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Cumberland Gardens, Section Six, of record in Plat Book 3106; Page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 1 fronts 56 feet on the Westerly side of 26th Avenue North and runs back between lines 110 feet on the Northerly side and 110.8 feet on the Southerly side to the rear which measures 42 feet.

Being the same property conveyed to Joseph Edward Church and Katherine Rose Church, husband and wife, as to a 99% undivided interest and Sten Morgan, married, as to 1% undivided interest, tenants in common, by Quitclaim Deed from Joseph Edward Church and Katherine Rose Church, husband and wife, dated January 10, 2022, recorded February 03, 2022, in Instrument No. 20220203-0012855, in the Register's office of Davidson County, Tennessee; ALSO, being the same property conveyed to Joseph Edward Church and Katherine Rose Church, husband and wife, by Warranty Deed from Sten Morgan and Taylor Morgan, husband and wife, dated May 04, 2021, recorded May 10, 2021, in Instrument No. 20210510-0062065, in the Register's office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 1713 26th Avenue North, Nashville, TN 37208.

Being the same property conveyed to Oscar Torres, married man, by deed from Joseph Edward Church and Katherine Rose Church, husband and wife, and Sten Morgan, a married man, as to 1% undivided interest, of record in Instrument No. 20221215-0130129, recorded on December 15, 2022, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD

The said OSCAR TORRES hereby agrees to pay and agrees to hold CASEY TORRES harmless from a Deed of Trust in favor of CROSSCOUNTRY MORTGAGE LLC, and now Rocket Mortgage, LLC, said note bearing an original unpaid principal balance of $360,000.00 as evidenced by a Deed of Trust of record filed in Instrument No. 20221215-013130, dated December 15, 2022 and recorded on December 15, 2022, in the Register's Office for Davidson County, Tennessee.

The actual consideration on this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named CASEY TORRES, the Grantor, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CASEY TORRES
Grantor

Sworn to and subscribed before me
this 18th day of October, 2023.

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/06/2023

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named OSCAR TORRES, the Grantee, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

Oscar Torres
OSCAR TORRES
Affiant/Grantee

Sworn to and subscribed before me
this 18th day of October, 2023

NOTARY PUBLIC

ASHLEY L. HOLLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 11/06/2023

This instrument prepared from information provided by the parties involved.