Karen Johnson Davidson County
Batch# 1064551 DEEDQC
10/24/2023 03:41:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231024-0083389

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.
CASEY TORRES 3017 REELFOOT DRIVE NASHVILLE, TN 37214	NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER P.O. BOX 650783 DALLAS, TX 75265-0783	108-12-0-117.00

KNOW ALL MEN BY THESE PRESENTS:

That OSCAR 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 f/k/a CASEY SAMSEL) does hereby demise, release, and forever quitclaim unto the said, CASEY TORRES, her heirs successors and assigns, all of his 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. 19, Section One, on the Plan of Reelfoot Subdivision, as of record in Book 5200, Page 641, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve M. Cox and wife, Theresa A. Cox by Warranty deed from David F. Vanderwood and wife, Betty G. Vanderwood of record in Book 7364, page 390, Register's Office for Davidson County, Tennessee, dated September 15, 1987 and recorded on September 28, 1987.

Being the same property conveyed to Restoration Dream Homes, LLC by Warranty deed from Steve M. Cox and wife, Theresa A. Cox of record in Instrument No. 20220830-0097881 Register's Office for Davidson County, Tennessee, dated August 29, 2022 and recorded on August 30, 2022.

This is improved property known as 3017 Reelfoot Drive, Nashville, TN 37214.

Being the same property conveyed to Casey Samsel, a married woman, by Warranty deed from Restoration Dream Homes, LLC of record in Instrument No. 20230113-0002951 Register's Office for Davidson County, Tennessee, dated January 13, 2023 and recorded on January 23, 2023.

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

The said CASEY TORRES hereby agrees to pay and agrees to hold OSCAR TORRES harmless from a Deed of Trust in favor of All Western Mortgage, Inc. and now Nationstar Mortgage, LLC d/b/a Mr. Cooper said note bearing an original unpaid principal balance of $355,500, as evidenced by a Deed of Trust of record filed in Instrument No. 20230113-0002952, dated January 13, 2023 and recorded on January 13, 2023 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 OSCAR TORRES, the Grantor, 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
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 CASEY TORRES, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

CASEY 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.