Karen Johnson Davidson County
Batch# 1092037 DEEDQC
01/22/2024 03:22:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240122-0003504

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tricia Derrickson, a single woman** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Latoria Marshall, a single woman** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being a certain condominium apartment being Townhouse No. 4, Building No. 1 in a Horizontal Property Regime as shown on the condominium site plan of Phase I, Condominium Townhouses, Priest Lake Park of record in Plat Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete and detailed description of said lot.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Tricia Derrickson, a single woman, herein by Warranty Deed of record at Instrument Number **20210112-0005093** in Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2nd day of **January, 2024.**

Tricia Derrickson

STATE OF NEW YORK
COUNTY OF Monroe

Personally appeared before me, a Notary Public in and for said state and county, **Tricia Derrickson**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/16/2027

CAROLE M CASTLE
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Monroe County
01CA0016459
MY COMMISSION EXPIRES 11/16/2027

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**4000 Anderson Rd. #4, Nashville, TN 37217**
TAX PARCEL NO.:	**136030A00400CO**
PROPERTY OWNER:	**Latoria Marshall**
OWNER'S ADDRESS:	**4000 Anderson Rd. #4, Nashville, TN 37217**
MAIL TAX BILLS TO:	**New Owner** **4000 Anderson Rd. #4, Nashville, TN 37217**

Certificate of Authenticity

I, Holly A. Mason, 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 January 2, 2024.

Affiant Signature

1/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of January, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026