Karen Johnson Davidson County
Batch# 1106289 DEEDQC
02/29/2024 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240229-0014057

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Karen Lee Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF FEBRUARY, 2024.

Jacqueline Ford
Notary Public

MY COMMISSION EXPIRES: 7/06/2026
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires JULY 6, 2026 JACQUELINE FORD

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
KAREN LEE GORE	PENNYMAC LOAN SERVICES, LLC	103-14-0A-076.00-CO
(NAME)	(NAME)	
6666 BROOKMONT TERRACE, UNIT 107	3043 TOWNSHATE ROAD, SUITE 200	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	WESTLAKE VILLAGE, CA 91361-0000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **JOSHUA L. GORE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY **KAREN LEE GORE, MARRIED,** HEREINAFTER CALLED THE GRANTEE, ALL OF HIS INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A CERTAIN CONDOMUNIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. D-49, ON THE REVISED PLAN OF THE HILLWOOD, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED FOR THE HILLWOOD CONDOMINIUMS, OF RECORD IN IN BOOK 5280, PAGE 464, AND AS AMENDED IN BOOK 5281, PAGE 357, IN BOOK 6553, PAGE 108, IN BOOK 6612, PAGE 155 AND INSTRUMENT NO. 20130326-0029697, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 5280, PAGE 509 AND AMENDED IN BOOK 6553, PAGE 129, IN BOOK 7702, PAGE 606, BOOK 7822, PAGE 263 AND IN INSTRUMENT NO. 20081125-0115372, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE REVISED PLAN OF THE HILLWOOD, A CONDOMUNIUM, FOR PLACEMENT OF UNITS, OF RECORD IN BOOK 6250, PAGE 503, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY COVEYED TO JOSHUA L. GORE, BY WARRANTY DEED FROM LYNDSEY MICHELLE WHITAKER, OF RECORD AS INSTRUMENT NO. 20170601-0054456, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 4500 POST ROAD, D49, NASHVILLE, TN 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 16th day of February, 2024.

JOSHUA L. GORE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of February, 2024, before me personally appeared Joshua L. Gore, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of February, 2024.

Notary Public
My Commission Expires: 7/6/2026

JACQUELINE BIRDSONG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2026

Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 2-16-24 (date).

Affiant Signature

2-29-24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of February, 2024.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY