This instrument was prepared by:
Steven John Satcher
121 Neill Ave Unit E
Nashville, TN 37206

Once recorded, return to:
Nicole Satcher
121 Neill Ave, Unit E
Nashville, TN 37206

Karen Johnson Davidson County
Batch # 1122954 DEEDQC
04/15/2024 03:45:21 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240415-0026875

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero US Dollars ($ 0.00) in hand, paid to Steven John Satcher and Nicole Satcher, a married couple with an address of 121 Neill Ave, Unit E Nashville TN 37206 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Nicole Satcher, a married individual with an address of 121 Neill Ave, Unit E, Nashville, TN 37206 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 082-12-3C-005.00-CO

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Nicole Satcher

Address: 121 Neill Ave, Unit E, Nashville, TN 37206

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 04-05-2024

Printed Name: Steven John Satcher

Grantor Signature: _____ Date: 4-5-2024

Printed Name: Nicole Satcher

1st Witness Signature: _____ Date: 04-05-2024

Printed Name: Nicolas Satcher

2nd Witness Signature: _____ Date: 04-05-2024

Printed Name: Caylee Miller

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~Tennessee~~ California)
County of Riverside)

On April 5th, 2024 before me, Leonardo Mora, Notary Public,
personally appeared Steven John Satcher & Nicole Satcher,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Leonardo Mora

My Commission Expires 09-17-2026

LEONARDO MORA
Notary Public - California
San Bernardino County
Commission # 2416386
My Comm. Expires Sep 17, 2026

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Unit E Lockewood Neill Homeowner Association, INC. Assessor's Parcel # 082-12-3C-005.00-CO
Neighborhood Name: Homes/121 Neill Ave Map Reference: 34980 Census Tract: 0119.00

Current Source of title:
20240412-0026303

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00 .

Affiant

Subscribed and sworn before me, this _____ day of _____, 20___.

Notary

Please see attached California compliant Acknowledgement/Jurat

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 5th day of April,

2024 by Steven John Satcher,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Maria A. Herrera
Signature (Seal)

MARIA A. HERRERA
COMM. #2375296
Notary Public · California
Riverside County
My Comm. Expires Oct. 13, 2025

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Oath of Consideration
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information Is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.