This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1190700 DEEDQC
10/07/2024 09:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241007-0077627

State of Tennessee }
County of Davidson }

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

Affiant Signature

Subscribed and sworn to before me on this the 26 day of Aug. 2024.

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Robert Joshua Works & Kaitlyn R. Works
404 Kinhawk Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Robert Joshua Works & Kaitlyn R. Works
404 Kinhawk Drive,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 17208003600

QUITCLAIM DEED
24NT00848

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Joshua R. Works and Kaitlyn R. Works, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Robert Joshua Works and Kaitlyn R. Works, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND located in Davidson County, Tennessee, being Lot No. 125, on the Map of Forest Acres Estates, Section One, according to plat and survey of same appearing of record in Plat Book 3700, page 2, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Joshua R. Works and Kaitlyn R. Works, husband and wife from Lee Grizer, unmarried and Margaret De La Fuente, n/k/a Margaret Moravec, married, by Warranty Deed dated 06/01/2016 and recorded 06/07/2016 in Instrument No. 20160607-0057212, Register's Office of said County.

This is an improved property commonly known as: 404 Kinhawk Dr, Nashville, TN 37211-6805

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 our hands this 26 day of August, 2024

I, Robert Joshua Works do hereby affirm that in 2016 when I took title for the above referenced real property, my legal name was Robert Joshua Works. Through no fault of my own it was reflected erroneously on title as Joshua R. Works. My name has never been Joshua R. Works. The purpose of this quit claim deed is to correct the erroneous granting on the 2016 vesting deed.

Robert Joshua Works, erroneously listed as "Joshua R. Works"

Robert Joshua Works, erroneously listed as "Joshua R. Works"

State of TN }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Robert Joshua Works, erroneously listed as "Joshua R. Works",** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August 2024

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/2/24.

Kaitlyn R. Works

Kaitlyn R. Works

State of TN }
County of Sumner }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Kaitlyn R. Works,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of August 2024

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 9/2/24.

Tennessee Certification of Electronic Document

I, Summer Barton 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 8/26/24 (date of document).

Summer Barton
Affiant Signature

10/6/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6TH of OCTOBER, 2024

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON