Karen Johnson Davidson County
Batch# 1194232 DEEDQC
10/16/2024 02:27:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20241016-0080293

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Attorneys Title Agency 31440 Northwestern Highway, Suite 300, Farmington Hills, MI 48334	541B Croley Drive, Nashville, TN 37209	090-16-2B-002.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Laura Marie Yoney and Marcos Morales, whose address is 541B Croley Drive, Nashville, TN 37209 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Laura Marie Yoney, now known as Laura Marie Morales and Marcos Morales, whose address is 541B Croley Drive, Nashville, TN 37209, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AND DESIGNATED AS UNIT NO. B OF TOWNHOMES AT 541 CROLEY STREET, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS ESTABLISHING TOWNHOMES AT 541 CROLEY STREET, A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20211013-0137437, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND WITH SAID UNIT BEING DEPICTED ON EXHIBIT "B" TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 11/03/2023 at Instrument Number 20231103-00/86158 in the Register's Office of Davidson County, Tennessee.

Commonly known as 541B Croley Drive, Nashville, TN 37209. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Attorneys Title Agency ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

ATA File No. TN-24928389-NLS

GRANTOR(S):

Marcos Morales

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, MARK GROLL, notary public, Marcos Morales, the within named Grantor, 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.

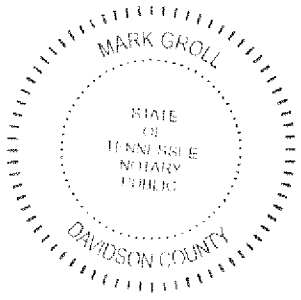
Witness my hand, at office, this 10 day of OCT, 2024.

Notary Public

MARK GROLL

Notary Public Name (Printed)

My Commission Expires: 3/9/27



GRANTOR(S):

Laura Marie Yoney

Laura Marie Yoney, now known as Laura Marie Morales

Laura Marie Morales

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF DAVIDSON)

Personally appeared before me, MARK GROLL, notary public, Laura Marie Yoney, now known as Laura Marie Morales, the within named Grantor, 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 10 day of OCT, 2024.

Notary Public

MARK GROLL

Notary Public Name (Printed)

My Commission Expires: 3/9/27

MARK GROLL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

OATH OF CONSIDERATION

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

GRANTEE:

Laura Marie Morales

Marcos Morales

ACKNOWLEDGMENT

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, MARK GROLL, notary public, Laura Marie Yoney and Marcos Morales, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of OCT, 2024.

Notary Public

MARK GROLL

Notary Public Name (Printed)

My Commission Expires: 3/9/27

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Amanda Finney, 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 October 10, 2024 (date of document).

Affiant Signature

October 16, 2024
Date

State of Michigan

County of Oakland

Sworn to and subscribed before me this 16th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

Carol L. Varvatos
Notary Public State of Michigan
Wayne County
My Commission Expires 2/23/2029
Acting In the County of Oakland

NOTARY'S SEAL