Karen Johnson Davidson County
Batch# 1229584 DEEDQC
01/23/2025 11:46:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250123-0005325

File No: EMP-24008997
Grantor's Loan No. 1001687218

After Recording, Send to:
Empower Settlement Services, LLC
651 Holiday Drive
Plaza 5 Suite 400
Pittsburgh, PA 15220

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
SHELBY LORENZON and JASON LORENZON, 8020 Sawyer Brown Road, Nashville, TN 37221-1502

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 12814001900

QUITCLAIM DEED

SHELBY LORENZON F/K/A SHELBY TATUM and **JASON LORENZON,** now a married couple ("Grantor"), of **8020 Sawyer Brown Road, Nashville, TN 37221-1502**, for and in consideration of $0.00 (Zero Dollars and Zero Cents), receipt of which is hereby acknowledged, conveys and quitclaims to **SHELBY LORENZON** and **JASON LORENZON,** a married couple, intending to hold title as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **8020 Sawyer Brown Road, Nashville, TN 37221-1502,** with quitclaim covenants, his/her/their interest in the following described real estate in the City of Nashville, County of Davidson, State of Tennessee:

BEING LOT NO. 19 ON THE PLAN OF SECTION ONE, HARPETH PARK OF RECORD IN PLAT BOOK 3600, PAGE 92, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

APN: 12814001900

Property Address is: 8020 Sawyer Brown Road, Nashville, TN 37221-1502

Being all that certain property conveyed from JUSTIN BLAKE ALFORD, AN UNMARRIED MAN to SHELBY TATUM, UNMARRIED AND JASON LORENZON, UNMARRIED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Warranty Deed dated August 25, 2023 and recorded August 25, 2023 in Instrument Number 20230825-0066626, of official records.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on January 16, 2025:

SHELBY LORENZON F/K/A SHELBY TATUM

JASON LORENZON

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **SHELBY LORENZON** and **JASON LORENZON**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of January, 2025.

Russell Norment
Notary Public

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
October 4, 2027

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me on this the 16th day of January, 2025.

Russell Norment
Notary Public

My Commission Expires: 10/04/2027

SEAL

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nichole Miller, 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 01/16/2025 (date of document).

Affiant Signature

01/16/2025
Date

State of Florida
County of Brevard

Sworn to and subscribed before me this 16th day of January 2025

Heather A. Arato
Notary's Signature Heather Anne Arato

MY COMMISSION EXPIRES: 10/28/27

NOTARY'S SEAL

HEATHER ANNE ARATO
Notary Public - State of Florida
Commission # HH 434704
My Comm. Expires Oct 28, 2027
Bonded through National Notary Assn.