Karen Johnson Davidson County
Batch# 1267354 DEEDQC
05/01/2025 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250501-0033714

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 1st day of May, 2025.

Notary Public
My Commission Expires: 11/3/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Creighton G. Titus 606 B Moore Avenue Nashville, TN 37203	New Owner 606 B Moore Avenue Nashville, TN 37203	105-07-0M-002.00-CO

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAMERON WADE TITUS, A UNMARRIED MAN** ("Grantors"), by these presents, does hereby quitclaim and convey unto **CREIGHTON G. TITUS, A UNMARRIED MAN** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, 606 Moore Avenue Townhomes, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140612- 0051356, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Threeseas Housing LLC by Quitclaim deed from Justin Titus and Laura Titus of record in Instrument No. 20200831-0098672 Register's Office for Davidson County, Tennessee, dated August 27, 2020 and recorded on August 31, 2020.

Being the same property conveyed to Cameron Wade Titus, a single man by Quitclaim deed from Justin Titus and Laura Titus of record in Instrument No. 20220728-0086068 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on July 28, 2022.

This is improved property known as: **606 B Moore Avenue, Nashville, TN 37203**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premise.

CAMERON WADE TITUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **CAMERON WADE TITUS**, the within named bargainor, 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 1st day of MAY, 2025

Notary Public
My commission expires: 11-2-2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/01/25 (date of document).

Affiant Signature

5/01/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

