Recordation Requested By/Return to:
20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317
File No. AMR-25122709-UHE

Karen Johnson Davidson County
Batch# 1276162 DEEDQC
05/21/2025 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250521-0040151

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
COREY HICKS	COREY HICKS	091-06-1N-001.00-C
5905A MORROW ROAD NASHVILLE, TN 37209	5905A MORROW ROAD NASHVILLE, TN 37209	

Executed this 11th day of Apr. 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **COREY HICKS AND LELA AMBROSE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **COREY HICKS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT A, TOGETHER WITH THE APPURTENANT COMMON ELEMENTS, OF THE HOMES AT 5905 MORROW ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE HOMES AT 5905 MORROW ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20190531-0051985, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF THE HOMES AT 5905 MORROW ROAD, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, PROVIDED IN SAID DECLARATION, TOGETHER WITH THE BY-LAWS APPENDED THERETO, THE SITE-PLAN FILED AS EXHIBIT "B" TO SAID DECLARATION, AND THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO EACH UNIT, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION, DESCRIPTION AND PLACEMENT OF SUCH UNITS.

Being the same premises conveyed to COREY HICKS AND LELA AMBROSE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP from COREY HICKS, UNMARRIED AND LELA AMBROSE, UNMARRIED by Deed dated 08/14/2020, and recorded on 08/14/2020, as Instrument No., 20200814-0091572 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 5905A MORROW ROAD, NASHVILLE, TN 37209
This instrument was prepared without the benefit of a title examination.

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 my hand this 18 day of April, 20 25.

COREY HICKS

STATE OF Texas

COUNTY OF Travis

Before me, Bryan A. Majumder of the state and county mentioned, personally appeared COREY HICKS to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

BRYAN A MAJUMDER
Notary ID #131014267
My Commission Expires
February 21, 2029

Notary Public
Printed Name: Bryan A. Majumder
My Commission Expires: 2/21/29

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Affiant

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

Notary Public
My commission expires:

(seal)

Lela Ambrose
LELA AMBROSE

STATE OF Tennessee
COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **LELA AMBROSE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public
Printed Name: Christine Bolanis Garner
My Commission Expires: My Commission Expires January 28, 2026

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Lela Ambrose
Affiant

Subscribed and sworn to before me this the 11 day of Apr., 2025

Notary Public
My commission expires: My Commission Expires January 28, 2026

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Tennessee Certification of Electronic Document

I, Katelynn McAllister, 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 APRIL 11, 2025 (date of document).

Katelynn McAllister
Affiant Signature

5/21/2025
Date

State of PA

County of WASHINGTON

Sworn to and subscribed before me this 21st day of MAY, 2025.

Glenn Zary
Notary's Signature

MY COMMISSION EXPIRES: 2-6-2027

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Glenn Zary, Notary Public
Allegheny County
My commission expires February 6, 2027
Commission number 1432259
Member, Pennsylvania Association of Notaries