Cordiero Robert Laster

Karen Johnson Davidson County
Batch# 1403723 DEEDQC
04/09/2026 12:00:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20260409-0028847

File No: EMP-26002763
Grantor's Loan No. _____

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:
CORDIERO ROBERT LASTER, 4009 Kennedy Avenue, Nashville, TN 37216

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: 061-16-0-365-00

QUITCLAIM DEED

CORDIERO ROBERT LASTER, an unmarried man, and **ROSALIND ELOISE LASTER,** an unmarried woman, ("Grantor"), of **4009 Kennedy Avenue, Nashville, TN 37216**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **CORDIERO ROBERT LASTER,** an unmarried man, ("Grantee"), whose tax mailing address is **4009 Kennedy Avenue, Nashville, TN 37216,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

The land hereinafter referred to is situated in the City of Nashville, County of Davidson, State of TN, and is described as follows:

BEING LOT NO. 1 ON THE PLAN OF CURTIS STEWART LOTS, OF RECORD IN PLAT BOOK 8250, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being all that certain property conveyed from SHANNON D. PARSONS CARTER, A MARRIED WOMAN to CORDIERO ROBERT LASTER, AN UNMARRIED MAN AND ROSALIND ELOISE LASTER, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP by the deed dated August 20, 2020 and recorded August 26, 2020 in Instrument Number 20200826-0096967, of official records.

APN: 061-16-0-365-00

Property Address is: 4009 Kennedy Avenue, Nashville, TN 37216

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 March 26, 2026:

Cordiero Robert Laster

CORDIERO ROBERT LASTER

ROSALIND ELOISE LASTER

STATE OF Texas
COUNTY OF Bowie

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **CORDIERO ROBERT LASTER** and **ROSALIND ELOISE ~~LASTER~~**, personally known to me, or has produced DRIVER 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 26 day of MARCH, 2026.

NOTARY PUBLIC STATE OF TEXAS

Stephanie Dunbar

ID NUMBER
133904337
COMMISSION EXPIRES
August 11th, 2026

Stephanie Dunbar

Notary Public

Electronically signed and notarized online using the Proof platform.

Executed by the undersigned on March 27, 2026:

CORDIERO ROBERT LASTER

Rosalind Eloise Laster
ROSALIND ELOISE LASTER

STATE OF TN
COUNTY OF Decatur

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **CORDIERO ROBERT LASTER** and **ROSALIND ELOISE LASTER**, personally known to me, or has produced Driver 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 27 day of March 2026.

Eric Paul Sellers
Notary Public

ERIC PAUL SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
BENTON COUNTY

STATE OF Texas
COUNTY OF Bowie

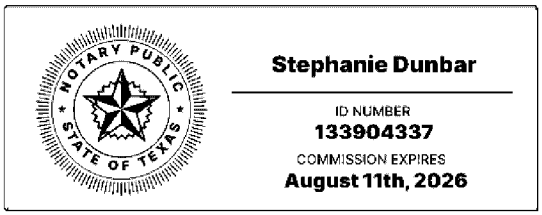
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Cordiero Robert Laster
Affiant

Subscribed and sworn to before me on this the 26TH day of MARCH, 2026.

Stephanie Dunbar
Notary Public

My Commission Expires: 08/11/2026



SEAL

Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Patricia Bleys, 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 03/26/2026 (date of document).

Affiant Signature

03/26/2026
Date

State of Tx

County of Denton

Sworn to and subscribed before me this 26th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

JENNIFER GRESSETT
Notary ID #130644748
My Commission Expires
December 23, 2028