Bill Garrett Davidson County
Batch# 102549 DEEDQC
06/11/2018 08:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180611-0055413

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

**INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH WAS PERFORMED. **

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jose Antonio Lemus** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Alejandro Lemus Menjivar and Patricia Elizabeth Albanez Pleitez,** (Grantee) husband and wife, all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 229 on the plan of Bel-Air Subdivision, Section Two, as of record in Book 2900, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 229 fronts 65 feet on the southerly side of Louanne Drive and runs back 136.8 feet on its west line and 136.9 feet on its east line to a dead line in the rear, measuring 65 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20050615-0068557** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 7th day of **June, 2018.**

Jose Antonio Lemus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jose Antonio Lemus,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of **June, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 9/25/15

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 7th day of **June, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

PROPERTY ADDRESS:	**1913 Louanne Dr.** **Nashville, TN 37217**
TAX PARCEL NO.:	**107-05-0251.00**
PROPERTY OWNER:	**Alejandro Lemus Menjivar**
OWNER'S ADDRESS:	**6018 Eden Lane, LaVergne, TN 37086**
MAIL TAX BILLS TO:	**Owners at owner's address**

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019