Karen Y Johnson Davidson County
Batch# 138435 DEEDQC
09/10/2018 02:05:19 PM 1 pg
Fees: $12.00 Taxes: $0.00
20180910-0089591

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Isa A & Allecia Conway and Cody Fernando Ortiz	Same	141-06-0D-113.00-CO
608 Bixler Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Isa A Conway and Cody Fernando Ortiz,** the grantors herein, does hereby Quitclaim and convey unto the said **Isa A Conway and wife, Allecia Conway and Cody Fernando Ortiz,** the Grantees herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in the Eleventh (11th) Civil District of Davidson County, Tennessee, being the North One-half (1/2) of Lot No. 12 of Block "E" on the plan of Woodlawn Estates as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Isa A Conway and Cody Fernando Ortiz, and wife, Selina, by Warranty Deed dated 08/16/2018 from Eddie Cox, single, filed for record 08/22/2018 of record in Instrument #20180822-0083110, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 608 Bixler Avenue, Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 10 day of September, 2018.

Affiant

My commission expires: 11-5-2018

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

WITNESS my hand on the 10 day of September 2018.

Isa A Conway

Cody Fernando Ortiz

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said county and state, the within named **Isa A Conway and Cody Fernando Ortiz,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of September, 2018.

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-5-2018

Notary Public