Karen Y Johnson Davidson County
Batch# 142483 DEEDQC
09/18/2018 02:28:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180918-0092591

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

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 A. Melgar** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Alex J. Melgar,** (Grantee), unmarried man, all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 30 on the Plan of Herbert Heights, Section Two, of record in Plat Book 3500, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

FOR INFORMATION PURPOSES ONLY: 302 Kern Drive, Nashville, TN 37211

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 20180313-0023658,in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 13th day of **September, 2018.**

Jose A Melgar
Jose A. Melgar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jose A. Melgar,** 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 13th day of **September, 2018.**

Maria Alfaro
NOTARY PUBLIC

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03.08.21

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 13th day of **September, 2018.**

Maria Alfaro
NOTARY PUBLIC

MARIA ALFARO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 03.08.21

PROPERTY ADDRESS:	**302 Kern Dr.** **Nashville, TN 37211**
TAX PARCEL NO.:	**14703002700**
PROPERTY OWNER:	**Alex J. Melgar**
OWNER'S ADDRESS:	**302 Kern Dr.** **Nashville, TN 37211**
MAIL TAX BILLS TO:	**Owner at property address**

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