Karen Y Johnson Davidson County
Batch# 143352 DEEDQC
09/20/2018 11:05:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180920-0093265

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 ,**Renita Weems** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Martin Espinosa,** (Grantee), a married man, all of her rights, title, and interests in the following described real property, to wit:

**Being Lot No. 43 on the Map of Sharpe and Horn's First addition to North East Nashville, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.**

**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 **20060417-0043227** in said Register's Office. Grantor warrants that this property has not been used as her primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18th day of **September, 2018.**

Renita Weems

Renita Weems

STATE OF Georgia
COUNTY OF Clayton

Personally appeared before me, a Notary Public in and for said state and county, **Renita Weems,** 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 18th day of **September, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/8/2021

AMY J. COULTER
Notary Public, Georgia
Coweta County
My Commission Expires
March 08, 2021

**For recording information only**

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Clayton

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18th day of **September, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **1215 Stainback Ave, Nashville, TN 37207**
TAX PARCEL NO.: **07115045000**
PROPERTY OWNER: **Martin Espinosa**
OWNER'S ADDRESS:
MAIL TAX BILLS TO: 1215 Stainback Ave, Nashville, TN 37207 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 CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019