Karen Y Johnson Davidson County
Batch# 154392 DEEDQC
10/26/2018 12:58:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181026-0106324

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, **Wilmer A. Estrada also known as Wilmer Mejiver Estrada** ("Grantor"), **a married man**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Wilmer Menjivar Estrada and Suyapa Nunez, husband and wife**, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

> **Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Roselawn, as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

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 Quit Claim Deed of record at Instrument Number **20130805-0081888** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 19. day of **October, 2018.**

Wilmer A Estrada
Wilmer Menjivar Estrada

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Wilmer Menjivar Estrada**, 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 19 day of **October, 2018.**

Carmen M Ceja
NOTARY PUBLIC

CARMEN M CEJA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-05-2018

MY COMMISSION EXPIRES: 11/05/2018

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 26th day of **October, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES: 9/25/19

PROPERTY ADDRESS:	**902 Beechmont Pl** **Nashville, TN 37206**
TAX PARCEL NO.:	**83-7-268**
PROPERTY OWNER:	**Wilmer A. Estrada and Suyapa Nunez**
OWNER'S ADDRESS:	**902 Beechmont Place** **Nashville, TN 37206**
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 CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

20181026010632A