Karen Y Johnson Davidson County
Batch# 176173 DEEDQC
12/19/2018 04:00:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20181219-0123567

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 M Anchondo Marinelaren and Blanca D Mendoza Alarcon** ("Grantors"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Juan M. Frias Martinez,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

SITUATED IN THE 5TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE:

BEGINNING AT AN IRON POST IN THE WESTERLY MARGIN OF PETTUS ROAD 398.3 FEET NORTHWARDLY FROM THE SMITH PROPERTY; THENCE NORTH 79 DEGREES 15 MINUTES WEST 625.6 FEET TO AN IRON POST; THENCE NORTH 16 DEGREES 45 MINUTES EAST 226.6 FEET TO AN IRON POST; THENCE SOUTH 76 DEGREES 45 MINUTES (ERRONEOUSLY REFERRED TO IN PRIOR DEED AS DEGREES) EAST 620.3 FEET TO AN IRON POST IN THE WESTERLY MARGIN OF PETTUS ROAD; THENCE WITH THE WESTERLY MARGIN OF PETTUS ROAD, 198.8 FEET TO THE POINT OF BEGINNING.

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 **20131014-0107226** in said Register's Office.

IN TESTIMONY WHEREOF We have executed this instrument the 14 day of **December, 2018.**

Blanca D. Mendoza Alarcón
Blanca D Mendoza Alarcon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Blanca D Mendoza Alarcon,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **December, 2018.**

Ashlee D. Page
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/8/22

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jose M Anchondo Marinelarena
Jose M Anchondo Marinelaren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 14 day of **December, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11 | 8 | 22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 14 day of **December, 2018.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11 | 8 | 22

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **6211 Pettus Road**
Cane Ridge, TN 37013

TAX PARCEL NO.: **18100010700**

PROPERTY OWNER: **Juan M. Frias Martinez**
OWNER'S ADDRESS:

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.

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