FROM: Anthony Juarez a/k/a Anthony Juares

TO : Anthony Juarez and Marco Juarez

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
Anthony Juarez and Marco Juarez 294 Lawndale Drive Nashville, TN 37211	OWNER	11904006700

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, Ste. 823

Nashville, TN 37217

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $ -0-

Affiant

Subscribed and sworn to before me this the 29th day of January, 2019

Notary Public
Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

I, Anthony Juarez a/k/a Anthony Juares, do hereby quitclaim to Anthony Juarez and Marco Juarez, as joint tenants with right of survivorship, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 45 on the Plan of Glencliff Estates, Section Four, as of record in Book 1835, Page 79, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Anthony Juares, by deed of record in Instrument No. 20161004-0104741, Register's Office for Davidson County, Tennessee. Anthony Juares erroneously spelled and should have read Anthony Juarez.

This is improved property (X) known as 294 Lawndale Drive, Nashville, Tennessee, 37211.

Witness our hand(s) this the 29th day of January, 2019.

Anthony Juarez

Karen Johnson Davidson County
Batch# 189832 **DEEDQC**
01/30/2019 11:26:59 AM 1 pg
Fees: $12.00 Taxes: $0.00

20190130-0008881

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Juarez the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 2019.

Notary Public
Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022