Karen Johnson Davidson County
Batch# 191631 DEEDQC
02/05/2019 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190205-0010632

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, **Juan Gomez** ("Grantor"), unmarried*, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Yolanda Duran** (Grantee), unmarried, all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Glengarry Park, Section II, of record in Book 2663, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Said Lot No. 207 fronts 90 feet on the northerly side of Robert Burns Drive and runs back 165.6 feet on the easterly line and 171.9 feet on the westerly line

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 **Quitclaim of record at Instrument Number 20071128-0137897, and Warranty Deed of record at Instrument Number 20061101-0135516** in said Register's Office.

*Juan Gomez also being known as and one and the same as Juan De Dios Gomez Hernandez.

IN TESTIMONY WHEREOF I have executed this instrument the 4 day of **February, 2019.**

Juan De Dios Gomez Hernandez
Juan De Dios Gomez Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Juan Gomez, also known as Juan De Dios Gomez Hernandez,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4 day of **February, 2019.**

Ashlee D Page
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 4 day of **February, 2019.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/8/22

PROPERTY ADDRESS:	**705 Robert Burns Dr.** **Nashville, TN 37217-2318**
TAX PARCEL NO.:	**120-05-3.00**
PROPERTY OWNER:	**Yolanda Duran** **705 Robert Burns Drive**
OWNER'S ADDRESS:	**Nashville, TN 37217**
MAIL TAX BILLS TO:	**Owner at Property Address**

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

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