Karen Johnson Davidson County
Batch# 204408 DEEDQC
03/11/2019 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190311-0021986

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

ANNA E. ROWLAND NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

Subscribed and sworn to before me, this 11 day of March, 2019.

Notary Public

My commission expires: 5-22-22

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Yosvani Fernandez Morejon	**New Owner**	**13316018100**
4904 Jonquil Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, YOSVANI FERNANDEZ MOREJON, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto YOSVANI FERNANDEZ MOREJON and wife, CLARIBEL RODRIGUEZ MARTINEZ, herein called "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Welch Meadows, Section One, of record in Book 3700, Page 34, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Yosvani Fernandez Morejon by deed from Fred Page Peck, Jr., Leonard E. Riggan, Jr., Jennifer Riggan, and Kimberly Engham, Heirs of Mary Alice Riggan, dated 11/23/11 of record in Instrument No. 201102020094123, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 404 N. 12th Street, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 7 day of March, 2019.

YOSVANI FERNANDEZ MOREJON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, YOSVANI FERNANDEZ MOREJON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 07 day of March, 2019.

Notary Public

My Commission Expires: 09/07/2021

YANARA SANCHEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, ANNA RAWLAND, 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 TN
County of Rutherford

Personally appeared before me, Grace Vance, a notary public for this county and state, Anna Rawland 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: 12·1·20
Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY