THIS INSTRUMENT PREPARED BY:
Oscar Avalos
311 Hadleys Bend Blvd.
Old Hickory, TN 37138

Tax ID:
063 08 0 234.00

QUIT CLAIM DEED

THIS INDENTURE is made the date of the acknowledgment below, by and between **Oscar Avalos, married and Gissely Avalos a/k/a Gissely A. Avalos Huerta, married, tenants in common with rights of survivorship,** hereinafter referred to as "Grantor," and **Gissely A. Avalos Huerta a/k/a Gissely Avalos and Ramiro Lopez Perez,** hereinafter referred to as "Grantee."

WITNESSETH:

That Grantor, for and in consideration of the sum of One Dollars ($1.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto the Grantee that certain real property and premises described as follows:

Certain tract or parcel or of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Hadley's Bend Re-subdivision of Lots 5-8, Block "Z:, as shown on plat of record in Instrument No. 20040303-0024166, which revised Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Oscar Avalos, married and Gissely Avalos married, tenants in common with rights of survivorship, by Warranty Deed dated May 12, 2014, from Gary A. Roderick and Crystal M. Simpkins Roderick, husband and wife, filed of record on May 15, 2014, in Instrument Number 20140515-0041919, in the Register of Deeds Office for Davidson County, Tennessee.

The above legal description being the same as the last deed of record, no new boundary survey having been provided at time of this conveyance.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Grantor, for Grantor and Grantor's successors and assigns, does hereby covenant with Grantee, and Grantee's successors, heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances, except restrictions and easements of record, and that Grantor will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 210478 DEEDQC
03/27/2019 02:05:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027683

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day, month and year first above written.

OSCAR AVALOS
Oscar Avalos

Gissely Avalos
Gissely Avalos

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary public of the aforesaid state and county, personally appeared **Oscar Avalos and Gissely Avalos** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the persons who executed the foregoing instrument as his/her free act and deed.

WITNESS my hand and seal this 13th day of February, 2019.

Emily Myers
Notary Public

EMILY MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 7 2019

My commission expires: October 7, 2019

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18 day of March, 2019.

Melissa A Foster
Notary Public

My Commission Expires: 3/5/22

Property Owner/Taxpayer Address:
Name: Gissely A. Avalos Huerta and Ramiro Lopez
Address: 311 Hadleys Bend Blvd., Old Hickory, TN 37138
Property Address: 311 Hadleys Bend Blvd., Old Hickory, TN 37138

MELISSA A FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY