QUITCLAIM DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL #
Daniel John Cadenas & Margot Beth Cadenas, Trustees of the Cadenas Revocable Living Trust 605 Wolfeboro Lane Nashville, TN 37221	same	61-15-0-288.00

THIS INSTRUMENT WAS PREPARED BY:
Elizabeth L. Adams, Attorney
7100 Hardwood Lane - College Grove, TN 37046
Phone: 615-293-5598 - Fax: 615-791-6096 - Email: eadams@adamslaw-tn.com

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

DANIEL JOHN CADENAS, Trustee,
Affiant

Subscribed and sworn to before me,
this 27th day of March, 2019.

NOTARY PUBLIC
My Commission Expires: April 13, 2019.

ELIZABETH L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 212533 DEEDQC
04/02/2019 08:35:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190402-0029443

FOR AND IN CONSIDERATION of One Dollars ($1.00) cash in hand paid by Grantee, the receipt of which is hereby acknowledged, DANIEL J. CADENAS and MARGOT B. CADENAS, husband and wife, "Grantor," by these presents, does hereby quitclaim and convey unto DANIEL JOHN CADENAS AND MARGOT BETH CADENAS, as TRUSTEES of the CADENAS REVOCABLE LIVING TRUST, dated August 4, 2017, "Grantee," their successors and assigns all of their rights, title and interest in and to the following tract or parcel of land situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of the Subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 44 fronts 144.88 feet on the westerly side of Baxter Street and runs back 225 feet on the southerly line and 226.3 feet on the

northerly line, with the southerly margin of Oak Street, to the easterly line of Lot No. 65, measuring 121 feet thereon.

INCLUDED in the above description, but expressly EXCLUDED therefrom, is that part of the property conveyed to John D. Simpson, Sr. and wife, by deed from Guy R. Burgett and wife, of record in Book 3071, page 579, said Register's Office, described as follows:

BEGINNING at a point in the southwest corner of Baxter Avenue and Oak Street, thence in a generally westerly direction 153.8 feet to a point; thence in a generally southerly direction 127.9 feet to a point; thence in a generally easterly direction 150 feet to a point in the westerly margin of Baxter Avenue; thence in a generally northerly direction with the west margin of Baxter Avenue 144.8 feet to the point of beginning.

Being the same property conveyed to Daniel J. Cadenas and Margot B. Cadenas, husband and wife, by deed from Israel Holliday, married, dated August 21, 2017, of record in Instrument No. 20170905-0090841, Register's Office for Davidson County, Tennessee.

This description is taken from a prior deed.

This is improved property, known as: 906 Oak Street, Nashville, Tennessee 37216.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2019.

DANIEL J. CADENAS

MARGOT B. CADENAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DANIEL J. CADENAS and MARGOT B. CADENAS, with whom I am personally acquainted, and acknowledged that he and she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,
this 27th day of March, 2019.

Notary Public

Commission Expires: April 13, 2019.

ELIZABETH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY