Karen Johnson Davidson County
Batch# 223816 DEEDQC
04/30/2019 12:20:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190430-0039875

QUITCLAIM DEED

This instrument was prepared by:
Annel Escamilla [*Name*]
416 Cedarview Drive [*Street or Postal Address*]
NASHVILLE TN 37211 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**Anel Yadira Escamilla and Miguel Torres Velez** **441 CEDARVALLEY DRIVE** **NASHVILLE TN 37211**
Name and address of the Mortgagee (the holder of a mortgage and the owner of the property):	**LUIS ALBERTO TORRES** **441 CEDARVIEW DRIVE** **NASHVILLE TN 37211**
Tax map parcel number:	**162-13-0-138.00**
Mail tax bills to:	**Anel Escamilla and Miguel Torres Velez** **416 CEDARVIEW DRIVE** **NASHVILLE TN 37211**

In consideration of Fifty Two Thousand Dollars ($0,)

and NO other valuable consideration paid, the receipt for which is acknowledged I, LUIS ALBERTO TORRES the Grantor, sell, transfer, and convey to Anel Escamilla and Miguel Torre, the Grantee, all of my right, title and interest in the following real estate:

IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:
Subdivision **Dreamland Estates Plat Book 9572 /Page 645**

Block/Lot /7 District/Ward USD

Description **Lot 7 Dreamland Estates Southeast Sec 1 / Neighborhood Code And Name: 4079 Bridle Downs/Hunters Branch/Monte Carlo**

441 CEDARVALLEY DRIVE
NASHVILLE TN 37211

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see Parcel number 162-13-0-138.00 in the Register's Office of Davidson County, Tennessee. Taxes for the year 2018 -2019 are assumed by the Grantor.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 30th day of April, 2019.

X Luis A. Torres
Grantor

Acknowledgement

STATE OF TN
COUNTY OF Davidson

On the 30th day of April, 2019, before me personally appeared Luis Alberto Torres, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selvyn Amaya
Notary Public

My Commission Expires
JUL 05 2021

My commission expires: _____.

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affidavit of Value

STATE OF TN
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Ana Escamilla
Grantee

X Miguel Tomas Velez
Grantee

Sworn to and subscribed before me this 30 day of April, 2019.

Selvyn Amaya
Notary Public

My Commission Expires
JUL 05 2021

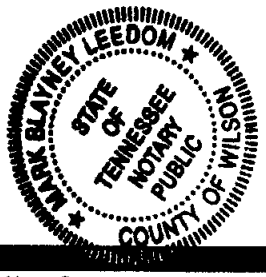
My commission expires: _____.

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDMARR
Recvd: 01/05/09 14:57 2 pgs
Fees:13.00 Taxes:451.40
20090105-0000888

Prepared by:
Reli, Inc.
105 West Park Dr. Ste 420
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $122,000.00



Affiant

Subscribed and sworn to before me, this 5th day of December, 2008.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Luis A. Torres 416 Cedarview Drive Nashville, TN 37211	New Owner	16213013800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Laquita C. Alston, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Luis A. Torres and wife, Anel Escamilla, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Dreamland Estates Southeast-Section 1, of record in Book 5200, Pages 646-647, Register's Office of said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Laquita C. Alston by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, dated 12/22/94 of record in Book 9572, Page 645, Register's Office of Davidson County, Tennessee. Lennie Alston, spouse of vested owner, joins in the execution of this instrument to convey any marital interest he may have in subject property.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 416 Cedarview Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.