Karen Johnson Davidson County
Batch# 226995 DEEDQC
05/08/2019 09:33:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190508-0043028

This Instrument Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 3 day of May, 2019, at Nashville, Davidson County, Tennessee, by Grantor, Michelle Hernandez, to Grantee, Luis A. Hernandez.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantee, to have and to hold to itself, and to its assigns and successors forever, her interest in a certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 4 on the Plan of the First Revision of Lots 5, 6, & 7, Crestview Estates, of record as Instrument No. 20060830-0107343 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot. Said plan was prepared by Tommy E. Walker, RLS# 1465, P.O. Box 495, Ridgetop, TN 37152
>
> Being the same property the same property conveyed to Luis A. Hernandez, and wife, Michelle Hernandez by deed of record as Instrument No. 20070604-0066281 Register's Office for Davidson County, Tennessee.
>
> This is unimproved property known as 824 Brooks Avenue, Nashville, TN.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Michelle Hernandez

LEILA RIERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)

County of Davidson)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Michelle Hernandez, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Madison Tennessee, this 3 day of May, 2019.

My Commission Expires:
NOV. 2023

Notary Public

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map &Parcel Number
Luis A. Hernandez 824 Brooks Avenue Madison, TN 37115	Luis A. Hernandez 824 Brooks Avenue Madison, TN 37115	043050273.00

State of Tennessee)

County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, said transfer being done pursuant to the marital dissolution agreement between the parties, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Luis A. Hernandez, Affiant

Sworn to and subscribed before me
3 day of May, 2019.

Notary Public

My Commission Expires:

Nov. 2023

LEILA RIERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY