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| Karen Johnson Davidson County<br>Batch# 237526 **DEEDQC**<br>06/03/2019 09:16:52 AM 2 pgs<br>Fees: $12.00 Taxes: $0.00<br>20190603-0052275 | STATE OF: TENNESSEE )<br>COUNTY OF: DAVIDSON)<br>THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0, PURSUANT TO T.C.A. §67-4-409(a)(3)(E).<br>FURTHER AFFIANT SAYETH NAUGHT<br>Deisi Salazar<br>AFFIANT<br>SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF May, 2019<br>NOTARY PUBLIC My commission expires: 02 May 2022<br>DELMA SALAZAR MEDRANO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2022 |

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|---|---|---|
| NAME AND ADDRESS OF NEW OWNER:<br>DEISI YAJARY SALAZAR<br>810 Currey Road<br>Nashville, TN 37217 | SEND TAX BILLS TO:<br>WELLS FARGO HOME MORTGAGE<br>PO BOX 10335<br>Des Moines, IA 50306<br>**MAP/PARCEL: 120-09-0-029.00** | INSTRUMENT PREPARED BY:<br>Thomas Jay Brown, Esq.<br>Community Law Group, PLLC<br>2604 Nolensville Pike, Ste. C<br>Nashville, TN 37211 |

## QUITCLAIM DEED

**WHEREAS** DEISI FLORES and MICHAEL A. SALAZAR, wife and husband, are the current owners of record of the property more specifically described, *infra* (*hereinafter* "Property");

**WHEREAS**, on 01 May 2019, the current owners of record dissolved their marriage and the Final Decree of Divorce therefrom states: "..Husband must execute and deliver to Wife or Wife's counsel a quitclaim deed to reflect Husband's conveyance of his ½ undivided interest in the Property to DEISI YAJARY SALAZAR who will receive the Property as her sole and separate property." – Davidson County 3rd Circuit Court; Case No.: 19D-28;

**WHEREAS**, per the Final Decree of Divorce, the undersigned Parties, DEISI YAJARY SALAZAR f/k/a DEISI FLORES and MICHAEL A. SALAZAR, desire to assign and quitclaim their interests in the Property to: **DEISI YAJARY SALAZAR**, a single woman; and

**NOW, THEREFORE:**

**FOR AND IN CONSIDERATION** of the sum of -0- dollars and No/100 Dollars ($0.00), **DEISI YAJARY SALAZAR f/k/a DEISI FLORES** and **MICHAEL A. SALAZAR**, by these presents, have bargained, sold and do hereby convey, remise, release and forever quitclaim unto **DEISI YAJARY SALAZAR**, a single woman, her successors and assigns, their entire right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot 153, SECTION 1, GLENGARRY PARK, as shown on plat of record in Plat Book 2663, Page 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Quitclaim Deed from Christiana Ruth Kergosien to Gregory Gaines Kergosien as recorded on the 11th day of December, 2007 in Instrument No. 20071211-0142931 and Warranty Deed from Waynard Andrew Holloway to Gregory Gaines Kergosien, a married person as recorded on the 3rd day of February, 2004 in Instrument No. 20040203-0013257, of record in Instrument No. 20080707-0069491, in the Register's Office of Davidson County, Tennessee. Gregory Gaines Kergosien, III, Gregory Gaines Kergosien and Gregory G. Kergosien all being one in the same person.
>
> Being the same property conveyed to DEISI FLORES and MICHAEL A. SALAZAR, wife and husband,

by warranty deed from Gregory Gaines Kergosien, III, recorded on 10 January 2014 and of record in Instrument No. 20140110-0002750 in the Register's Office for Davidson County, Tennessee.

DEISI FLORES and DEISI YAJARY SALAZAR all being one in the same person.

This is improved Property more commonly known as: 810 Currey Road, Nashville, Tennessee 37217.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 29th day of May, 2019.

Deisi Salazar

**DEISI YAJARY SALAZAR f/k/a DEISI FLORES**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **DEISI YAJARY SALAZAR**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand and official seal at Nashville, Tennessee, this 29th day of May, 2019.

**DELMIN SALAZAR, NOTARY PUBLIC**
My Commission Expires: 02 May 2022

DELMIN SALAZAR MEDRANO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

**MICHAEL A. SALAZAR**

**STATE OF TEXAS**
**COUNTY OF** Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **MICHAEL A. SALAZAR**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston Texas, this 18th day of June 2019.

Hasnain M. Naqvi
**NOTARY PUBLIC**
My Commission Expires: 03.31.2021

Seal

HASNAIN M. NAQVI
Notary Public, State of Texas
Comm. Expires 03-31-2021
Notary ID 10813408

*This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property*