Quitclaim Deed

2018-1343

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 29 day of May, 2019.

Notary Public

My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Christian Molina and Soo J Molina 2919 Morningside Drive Nashville, TN 37207	NEW OWNER	060.12-0243.00

KNOW ALL MEN BY THESE PRESENTS that **Christian Molina and Soo J Molina**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **J. Word Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 55, Block C on the Plan of Highland Park, of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christian Molina and Soo J. Molina, husband and wife from J. Word Properties, LLC by Warranty Deed dated February 26, 2019 and recorded March 7, 2019 in Instrument #20190307-0021007, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2919 Morningside Drive, Nashville, TN 37207.

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

Karen Johnson Davidson County
Batch# 239665 DEEDQC
06/06/2019 10:19:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190606-0054168

WITNESS my hand this the 29 day of MAY, 2019.

Christian Molina

Soo J Molina

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said county and state, the within named Christian Molina and Soo J Molina, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 29 day of May, 2019.

Notary Public
My Commission Expires: 6-30-2019

April G. Nichols
State of Tennessee Notary Public
Williamson County