Karen Johnson Davidson County
Batch# 247782 DEEDQC
06/24/2019 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190624-0060963

QUITCLAIM DEED

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF Apr. 1, 2019.

NOTARY PUBLIC

My Commission expires: 11.8.21

THIS INSTRUMENT PREPARED BY:

Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville TN 37212

NAME		ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:		MAP & PARCEL N
Hermenegildo Cardenas	New Owner		16108008500
391 Ocala Drive			
(ADDRESS)	(ADDRESS)		
Nashville, TN 37211			
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)		

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Ofelia Cardenas, married, the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Hermenegildo Cardenas, the Grantee

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 126 on the Plan of Southwood, as of record in Book 2663, Pages 125 and 126, Register's Office for Davidson County, Tennessee.

SAID Lot No. 126 fronts 125 feet on the southerly side of Ocala Drive and runs back 322.89 feet on the easterly line and 316.3 feet on the westerly line to a dead line, which is a broken line on which it measures 58.3 feet.

BEING the same property conveyed to Hermenegildo Cardenas and wife, Ofelia Cardenas by Warranty Deed from Diane W. Wilson, unmarried, dated January 31, 2013, of record in Instrument No. 20130201-0010854, Register's office, Davidson County, Tennessee.

This is improved (X) property, known as: 387 Ocala Drive Nashville 37211
(House Number) (Street) (City) (State) (Zip)

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.

Witness my hand this the 2 day of April 2019.

Ofelia Cardenas
Ofelia Cardenas

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Ofelia Cardenas** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 2 day of April 2019.

My Commission expires:
11.8.21

Greg Fairbetter
Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212