Karen Johnson Davidson County
Batch# 247787 DEEDQC
06/24/2019 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190624-0060970

QUITCLAIM DEED

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 April, 2019.

NOTARY PUBLIC

My Commission expires: 11.8.21

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

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	16108007200
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. 103 on the Plan of Southwood, as of record in Book 2663, Page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Hermenedildo Cardenas and wife, Ofelia Cardenas by Warranty Deed from James L. McCaskill, Jr., dated January 30, 2015, of record in Instrument No. 20150202-0009162, recorded June 20, Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as: **390 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:

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 3, 2021

Notary Public

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