Karen Johnson Davidson County
Batch# 255094 DEEDQC
07/11/2019 08:18:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190711-0067410

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 12013007500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Juan Hernandez**, does hereby quitclaim and convey unto **Juan Hernandez and wife, Geraldine Gurdian**, to create a tenants by the entirety, all right, title and interest in and to the following real property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Seven Oaks Estates, Section 3, as of record in Book 5200, pagge 760, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Juan Hernandez, unmarried, by Warranty Deed from Sandra Kent Foster and Lavern Thomas Foster, as tenants by the entirety, dated September 19, 2012, and filed in Instrument No. 20120924-0086554, said Register's Office.

This is improved property known as: 1120-1122 Tara Ann Court, Nashville, TN 37217.

IN WITNESS WHEREOF, I have hereto set my/our hands as of the 9th day of ~~March~~ July, ~~2018~~ 2019.

Juan Hernandez

Juan Hernandez

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 **Juan Hernandez** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 9th day of ~~March~~ July 2019 ~~2018~~.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:
3/8/22

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration or value, whichever is greater, for this transfer is $-0-

Juan Hernandez
Affiant

Subscribed and sworn to before me this 9th day of ~~March~~ July 2019 ~~2018~~.

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public
My Commission Expires:
3/8/22

****

NEW OWNER(S)
Juan Hernandez
~~1620~~ 1611 JOANN DR
LAVERGNE, TN 37086

SEND TAX BILL TO:

New Owner