Karen Johnson Davidson County
Batch# 255862 DEEDQC
07/11/2019 02:39:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190711-0067832

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>**Jose Olalde et al**<br>**805 Bishopsgate Road**<br>**Antioch, TN 37013** | SEND TAX BILLS TO:<br>**SAME** | MAP-PARCEL NUMBERS:<br>**Map/Parcel 149 02 0B 071.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**JOSE OLALDE**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**JOSE OLALDE and wife, LETICIA DE LA PENA GARCIA OLALDE, and BRENDA ALEJANDRA PEREZ DE LA PENA**

HEREINAFTER called the GRANTEES, **as joint tenants with a right of survivorship,** a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot 124, PHASE II, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6520, Pages 92, 93, & 94, 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 to Jose Olalde by Warranty Deed from Bishopsgate Properties, LLC, of record in Instrument No. 20130114-0004070, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and right for public utilities applicable to this property.

This is improved property known as **805 Bishopsgate Road, Antioch, TN 37013.**

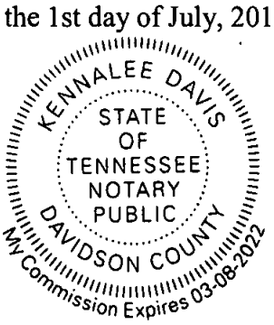
**WITNESS MY HAND** this the 1st day of July, 2019.

**Jose Olalde**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Jose Olalde,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 1st day of July, 2019.



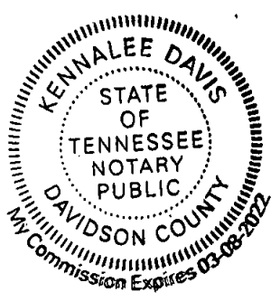

NOTARY PUBLIC
My Commission Expires:

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 1st day of July, 2019.




NOTARY PUBLIC
My Commission Expires: