QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 257443 DEEDQC
07/16/2019 11:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190716-0069422

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 11 DAY OF July, 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
Rosa Elizabeth Fuentes Argueta	Owner	091100A00100CO
530 Snyder Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

Rosa Elizabeth Fuentes Argueta, an unmarried woman, the Grantor

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

Rosa Elizabeth Fuentes Argueta, an unmarried woman and Kelly Adelina Hernandez, tenants in common with full rights to survivorship, 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 all of Unit No. 1, of the Snyder Avenue Condominiums, a Horizontal Property Regime, as shown in the Declaration establishing a Planned Unit Development for Snyder Avenue, as shown by plat appearing of record in Instrument No. 20020619-0074141, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rosa Elizabeth Fuentes Argueta, an unmarried woman by Warranty Deed from Carlos A. Hernandez unmarried dated August 8th 2017 and recorded September 14th 2017 of record in Instrument No. 20170914-0093951 in the said Register's Office, Davidson County, Tennessee.

This is improved (X) property, known as: **530 Snyder Avenue** **Nashville, TN 37209**
(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 11 day of July 2019.

Rosa E. Fuentes

Rosa Elizabeth Fuentes Argueta

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Rosa Elizabeth Fuentes Argueta,** 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 11 day of July 2019.

My Commission expires: March 14, 2023

Notary Public

THERESA W JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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