This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 277239 DEEDQC
08/28/2019 10:55:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190828-0086759

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Rogelio Herrera** ("Grantor"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Marco Herrera-Lugo and Celina A. Hurtado Orozco, husband and wife** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section Three Addition to Greenwood Hills of record in Book 5200, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20150710-0066978** in said Register's Office. The said Ma Agustina Y. Herrera having since died leaving Rogelio Herrera and Marco Herrera-Lugo as the remaining tenants by the entirety.

IN TESTIMONY WHEREOF I have executed this instrument the 28 day of **August, 2019.**

Rogelio Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Rogelio Herrera**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28 day of **August, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/15

VENNIKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **August, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/28/15

VENNIKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PROPERTY ADDRESS:	**3513 Donna Kay Dr.** **Nashville, TN 37211**
TAX PARCEL NO.:	**13405003100**
PROPERTY OWNER:	**Marco Herrera-Lugo**
OWNER'S ADDRESS:	**3513 Donna Kay Dr** **Nashville, TN 37211**
MAIL TAX BILLS TO:	**Owner at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019