QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on August 27, 2019.

NOTARY PUBLIC
My Commission Expires:

ROBBI SWIFT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 1, 2019

Karen Johnson Davidson County
Batch# 277301 DEEDQC
08/28/2019 12:39:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190828-0086845

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	PARCEL #
Maria T. de Quesada 906 Fairwin Avenue Nashville, TN 37216	SAME	072-09-0-297.00

KNOW ALL MEN BY THESE PRESENTS that Andrew Chad Davidson, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Maria T. de Quesada, unmarried,, hereinafter called **"GRANTEE,"** her successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

> Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Eskridge Subdivision of Part of the W.B. Franklin Property, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Andrew Chad Davidson and Maria T. de Quesada from Andrew Chad Davidson by Quitclaim Deed in Instrument No. 20171115-0117329, Register's Office for Davidson County, TN.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on August 27, 2019.

Andrew Chad Davidson

STATE OF TENNESSEE)
WILLIAMSON
COUNTY OF ~~DAVIDSON~~)

Before me, the undersigned Notary Public, personally appeared Andrew Chad Davidson, who is known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of August, 2019.

Notary Public
My Commission Expires: 09/30/2019

(SEAL)

FORREST L MOTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY TN
My Commission Expires September 30, 2019

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY