Karen Johnson Davidson County
Batch# 282342 DEEDQC
09/09/2019 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190909-0090441

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 30th day of August 2019

Notary Public

My Commission expires 3/13/21

NAME AND ADDRESS OF PROPERTY OWNER:
Jesus Mendoza Rios
5814 A Morrow Road
Nashville, TN 37209

SEND TAX BILLS TO:
Jesus Mendoza Rios
5814 A Morrow Road
Nashville, TN 37209
MAP AND PARCEL NUMBER: 091061F00200C0

QUITCLAIM DEED

19NT00422

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jesus Mendoza Rios, a single man and Jose Luis Rios Rodriguez, a single man, as tenants in common with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Jesus Mendoza Rios, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5814 Morrow Road Townhomes, a Horizontal Property Regime with private elements of record as Instrument No. 20170202-0011475 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete, description of the property.

Being the same property conveyed to Jesus Mendoza Rios, a single man and Jose Luis Rios Rodriguez, a single man, as tenants in common with rights of survivorship, by Warranty Deed from Sevenhills Properties, Inc. a Georgia Corporation, dated 1/30/2019 and recorded 2/8/2019 as Document No. 20190208-0012175, Register's Office for Davidson County, TN.

This is an improved property commonly known as 5814-A Morrow Rd, Nashville, TN 37209

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 our hands this 30th day of August 2019.

Jesus Mendoza Rios

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jesus Mendoza Rios,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of August 2019

Notary Public

My Commission expires: 3/13/21.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jose Luis Rios Rodriguez

State of Tennessee }
County of Williamson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jose Luis Rios Rodriguez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of August 2019

Notary Public

My Commission expires: 3/13/21.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Sean Huddleston do hereby make oath that I am a license attorney and/or 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, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2021

Notary's Seal (If on paper)

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021