Karen Johnson Davidson County
Batch# 285413 DEEDQC
09/13/2019 02:01:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190913-0093076

**JULIO A. JACINTO, Grantor**

**TO: QUITCLAIM DEED**

**FEVE BARRERA, Grantee**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0.00 **, Affiant**
**Subscribed and sworn before me this the** 13 **Day of** September, 2019.
Bandi Weus **, Deputy Register**

## *QUITCLAIM DEED*

| **Address New Owner** | **Send Tax Bills to:** | **Map Parcel Numbers** |
|---|---|---|
| FEVE BARRERA<br>4644 Fanning Dr.,<br>Antioch, TN 37013 | FEVE BARRERA<br>4644 Fanning Dr.,<br>Antioch, TN 37013 | 14904021700 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, I, JULIO A. JACINTO ("Grantor") by these presents do hereby quitclaim and convey unto FEVE BARRERA ("Grantee"), all my right, title and interest in and to the following described tract of land ("Property"):

> Land in Davidson County, Tennessee, being all of Lot No. 326, Edge-O-Lake Estates, Section 9, of record in Plat Book 3700, Page 131, Register's Office for Davidson County, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Said Lot No. 326 fronts 82.68 feet along the easterly margin of Somerset Drive and runs back 184.43 feet on the northerly line and 150 feet on the southerly line to a line at the rear measuring 82.81 feet thereon, more or less.

This legal description is copied verbatim from the last deed of record. The Property is also known as 2636 Somerset Dr., Nashville, TN 37217.

Being the same Property conveyed to HERLINDA ARGUETA from VICTOR I. PALOMARES by deed of record in Instrument Number 20081205-0117803, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to JULIO A. JACINTO by Last Will and Testament of and from HERLINDA ARGUETA. #20190913-0093075

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor, by these presents, does hereby quitclaim and convey unto the Grantee and the Grantee's successors,

heirs and assigns, all of the Grantor's rights, title and interest in and to the above described Property, premises, and appurtenances, so that neither the Grantor, nor the Grantor's heirs, legal representatives or assigns, shall claim or demand any right or title to the Property, premises, or appurtenances of the property herein described.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor, JULIO A. JACINTO, has executed this quitclaim deed of the Property on the 13th day of June, 2019.

JULIO A. JACINTO, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JULIO A. JACINTO, the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 13th day of June, 2019.

Notary Public

ERNIE E. GILKES, III
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN

My Commission Expires: 5/3/21.

**This Instrument Prepared By:**

Ernie E. Gilkes, III
Covenant Law Group, PLLC
320 Seven Springs Way, Suite 250
Brentwood, Tennessee 37027

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.**