Box 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Juana Perez Maldonado
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF SEPTEMBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUAN PADRON, ET UX	**SAME**	**091-02-0-219.00**
(NAME) **6019 PENNSYLVANIA AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 287346 DEEDQC
09/18/2019 09:05:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190918-0094496

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUAN PADRON, MARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY BY THE ENTIRETIES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JUAN PADRON AND WIFE, JUANA PEREZ MALDONADO,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of block No. 9, on the Plan of Cherokee Park Subdivision, as of record in Book 161, page 75, Register's Office for said County, being the westerly 43-1/2 feet of Lot No. 20 on the unrecorded Subdivision of the Westerly part of block No. 9 as follows:

Beginning at the southeast corner of Pennsylvania Avenue and 61st Avenue No. formerly 20th street; thence with the southerly margin of Pennsylvania Ave., eastwardly 43-1/2 feet; thence at right angles, southwardly 150 feet to the northerly margin of an alley; thence with the said alley, westwardly 43-1/2 feet to the easterly margin of 61st Avenue North; thence with the said Avenue northwardly 150 feet to the beginning.

Being the same property conveyed to Juan Padron, unmarried from Sarah Joyce Estes and Gregory Howard Estes, by deed of record in Instrument No. 20010412-0036103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **6019 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 17 day of **SEPTEMBER, 2019.**

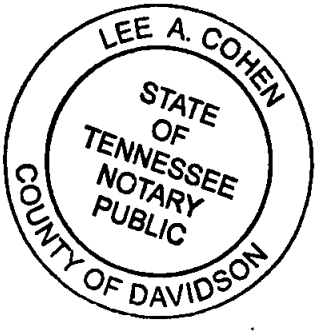
Juan Padron
JUAN PADRON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Juan Padron,** the bargainor, 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 official seal at office this 17 day of **SEPTEMBER, 2019**.

My Commission Expires: **May 2, 2022**



Lee A. Cohen
Notary Public