THIS INSTRUMENT WAS PREPARED BY :
Advantage Title and Escrow, Inc. 1321 Murfreesboro Rd. Ste. 823 Nashville, TN 37211

FROM: Nelson Torres

TO: Nelson Torres and Juan Francisco Torres as joint tenants with the right of survivorship

QUITCLAIM DEED

Address of New Owner:
Nelson Torres
14770 Old Hickory Blvd.
Antioch, TN 37013

Send Tax Bills To:
~~owner~~ Nelson Torres
5898 Cane Ridge Rd
Antioch tn 37013

Map & Parcel
162-108.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever greater, for this transaction is
$ 0.00
Mindy Fulcher
affiant
Subscribed and sworn to before me this the 23rd day of October, 2019
La Trece McAdoo
Notary Public
Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Prepared from information furnished by the parties

I, **Nelson Torres** do hereby quitclaim to **Nelson Torres and Juan Francisco Torres as joint tenants with the right of survivorship** their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in the 5th Civil District of Davidson County, Tennessee, and being part of the David R. Watson Lands, of record in Minute Book "E", Page 496, County Clerks Office for said County, and described according to a copy of a survey thereof made by Geo W. Watkins, Sruveyor, July 21, 1951, as follows:
BEGINNING at a point in the center line of a branch, at willow pointer in the west line of a 20 easement for roadway, and being the southeast corner of 10.2 acres to be conveyed to Bruce Jones, Jr. and wife, by deed from wm. M. Watson and wife, said point being the northeast corner of this tract and the southeast corner of tract of 12.5 acres; thence along the south line of said 12.5 acres tract; south 84 deg 15' west 660 feet to a point in an old fence line, at an elm pointer, in the east line of the Wilderson lands; thence with Wilkerson's east line, south 2 deg 15' west 312 feet to point; thence south 87 deg east 633 feet to a point in the center line of a branch; thence with the center line of same, north 12 deg 45' east 175 feet to a point, and north 1 deg 15' east 255 feet to the point of beginning, containing 5.5 acres more or less.
Being the same property conveyed to Nelson Torres as of record in instrument #20180213-0014361 said Register's Office

Karen Johnson Davidson County
Batch# 305451 DEEDQC
10/24/2019 10:22:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191024-0109104

This is improved property known as: 14770 Old Hickory Blvd, Antioch, TN 372013.

Witness our/my hand(s) this the 23rd day of October, 2019.

Nelson A Torres

Nelson Torres

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nelson Torres 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 Nashville, Tennessee, this the 23rd day of October, 2019.

La Trece Mcadoo

Notary Public
Commission Expires:_____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022