THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 315191 DEEDQC
11/14/2019 08:23:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191114-0117252

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Manuel D. Mozo, Jessica Mozo, and Claudia Mozo Delgado 1997 Nashboro Boulevard Nashville, TN 37217	Same as Owner	135-12-0C-001.00-C

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Manuel D. Mozo and wife, Jessica Mozo**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Manuel D. Mozo and wife, Jessica Mozo, together as to a One-Half interest, and Claudia Mozo Delgado, an unmarried person, as to the remaining One-Half interest**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit No. 1**, on the Horizontal Property Regime Private Elements Plat of Nashboro Village Tract 13, of record in Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Manuel D. Mozo and wife, Jessica Mozo, by Warranty Deed from German Gallego, of record at Instrument No. 20191030-0111591, Davidson County Register of Deeds.

This is property commonly known as 1997 Nashboro Boulevard, Nashville, TN 37217.

Witness our hands, this 28 **day of October, 2018:**

Manuel D. Mozo
Manuel D. Mozo

Jessica Mozo
Jessica Mozo

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Manuel D. Mozo and Jessica Mozo** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of **October, 2018**:

Notary Public

My Commission Expires: 5/31/2022

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF **October, 2018**:

Notary Public

My Commission Expires: 4.13.22

LORI C. WARREN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY