Karen Johnson Davidson County
Batch# 315620 DEEDQC
11/14/2019 11:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191114-0117519

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 13th day of November, 2019.

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Luis M. Valencia-Martinez, et.al.
2664 Morgan Road
Joelton, TN 37080

SEND TAX BILLS TO:
New Owner

Map & Parcel: 147-07-0-114
147-07-0-116

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Luis M. Valencia-Martinez a/k/a Luis Valencia, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Luis M. Valencia-Martinez and Josefina Valencia Espinoza, as joint tenants with right of survivorship as their 2/3 interest, and as tenants in common with Anayeli Valencia Espinoza, as to her 1/3 interest,** Grantee. Said property conveyed herein is described as follows:

SEE ATTACHED EXHIBIT A

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 13th day of November, 2019.

Luis Valencia

Luis Valencia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Luis Valencia, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 12/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File # 19-63968

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1 (361 Flora Maxwell Rd)

Beginning at an iron pin in the northerly right-of-way Flora Maxwell Road (25' to centerline) being the southeast corner of a tract owned by Vickie Marlene Hight as of record in instrument #20050413-0061104 R.O.D.C., TN., and being the southwest corner of this tract, thence, With said east line of Hight, N 16-07-00 W, 120.66' to an iron pin in a fence corner; thence, with a fence and the south line of a tract owned by HCA as of record in deed book 6554 page 576 R.O.D.C., TN. S 89-45-45 E, 132.154' to an iron pipe, thence; S 00-34-20 E, 107.61' to an iron pin in the north right-of-way of Flora Maxwell Road, thence, with north right-of-way N 85-32-16 W, 100.04' to the point of beginning containing 0.1906 acres more or less as per a survey by C&K Surveyors dated 1/27/2007 R.L.S. #2395.

Being the same property conveyed to Clarence I. Hight and wife, V. Marlene Hight by General Warranty deed from Lucy Burnley, as to an undivided twenty-five percent (25%) interest, Jacqueline Whitlow Jones, as to an undivided twenty-five percent (25%) interest, Karen Burnley Lloyd, as to an undivided twelve and one-half percent (12.5%) interest, and Wayne Whitlow, as to an undivided thirty-seven and one-half percent (37.5%) interest of record in Instrument No. 20070613-0070792 Register's Office for Davidson County, Tennessee, dated June 11, 2007 and recorded on June 13, 2007. (Value of consideration shown in aforementioned deed $51,000.00.)

Being the same property conveyed to Vickie Marlene Hight by Quitclaim deed from Clarence I. Hight, Jr. of record in Instrument No. 20160127-0007881, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20160218-0015635 Register's Office for Davidson County, Tennessee, dated January 27, 2016 and recorded on January 27, 2016. (Value of consideration shown in aforementioned deed $0.) Being also known as 361 Flora Maxwell Rd Nashville, Tennessee 37211.

TRACT 2 (4222 Nolensville Pike)

Parcel 1:
Land in Davidson County, Tennessee, BEGINNING at the northwesterly corner, the southwesterly corner of the Curry Property as of record in Book 5308, page 260, Register's Office for Davidson County, Tennessee, and the easterly margin of Nolensville Pike; thence South 86 deg. 57' 21" East 168.11 feet to an iron pin; thence South 16 deg. 07' 00" East 45.43 feet to an iron pin; thence North 87 deg. 01' 14" West 169.94 feet to a point; thence North 13 deg. 51' 30" West 45 feet to the point of the beginning.

Parcel 2:
Beginning at a point on Nolensville Road said point being the southwestwardly point of parcel 114, map 147-7 thence with the line of said parcel 114, N 87 deg 14" W approximately 169.94 feet to a point; thence s 16 deg 07' 00" East approximately 5.64 feet to the right-of-way of Flora Maxwell Road; thence westwardly with the margin of said Flora Maxwell Road 142.9 feet to a radius at the intersection of Flora Maxwell Road and Nolensville Road; thence with said radius Northwestwardly approximately 45 feet to the point of the beginning being.

Being the same property conveyed to Luis Valencia by Warranty Deed from Vickie Marlene Hight of Record in Instrument No. 20191114-0117377, Registers Office for Davidson County Tennessee. Luis Valencia and Luis M. Valencia-Martinez being one and the same person.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY