Karen Johnson Davidson County
Batch# 330512 DEEDQC
12/16/2019 02:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191216-0129554

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Tonya Esquibel 1212A Sigler Street Nashville, TN 37203	New Owner	093-13-0-227.00

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

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

Affiant

Subscribed and sworn to before me, this the 12 day of December, 2019.

Notary Public

My Commission Expires: 3/21/20
(Affix Seal)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tonya Esquibel and daughter, Chelsea Esquibel,** hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and quitclaim unto **Tonya Esquibel,** hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit A, together with the appurtenant common elements of 1212 Sigler Avenue Cottages, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1212 Sigler Avenue Cottages, a horizontal property regime with private elements, of record in Instrument No. 20151218-0127489, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1212 Sigler Avenue Cottages provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification.

Being a portion of the property conveyed to Tonya Esquibel and daughter, Chelsea Danielle Esquibel, as tenants in common with right of survivorship by Quitclaim Deed from Tonya Esquibel, dated December 28, 2015, recorded January 11, 2016, of record in Instrument No. 20160111-0002640, Register's Office for Davidson County, Tennessee, as corrected by that certain Deed of Correction recorded in Instrument No. 20191029-0110985, said Register's Office, and as further corrected by that certain Instrument of Correction recorded in Instrument No. 20191029-0110985, said Register's Office; and further, being a portion of the property conveyed to Tonya Esquibel by Warranty Deed from John Earl Jackson and wife, Iva Jackson, dated September 21, 2015, recorded October 6, 2015, of record in Instrument No. 20151006-0101849, said Register's Office.

This is improved property known as: **1212A Sigler Street, Nashville, TN 37203.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 12th day of December, 2019.

Tonya Esquibel

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tonya Esquibel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 12th day of December, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission Expires: 9-20-21

Chelsea Esquibel

STATE OF California)
COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chelsea Esquibel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 6th day of December, 2019.

GILA CHRISTIE
Notary Public - California
Los Angeles County
Commission # 2284539
My Comm. Expires May 4, 2023

Notary Public
My Commission Expires: 5/4/2023

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

