This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 332598 DEEDQC
12/19/2019 03:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191219-0131310

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 12th day of November 2019

Notary Public

My Commission expires 5 / 15 / 2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

NAME AND ADDRESS OF PROPERTY OWNER:
Manuela M. Castro-Caxaj
103 Vaden Drive,
Nashville, TN 37211

SEND TAX BILLS TO:
Manuela M. Castro-Caxaj
103 Vaden Drive,
Nashville, TN 37211
MAP AND PARCEL NUMBER: 13303017700

QUITCLAIM DEED

18NT00450

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Emilio Pascual Tzaquitzal Ajpacaja and wife, Manuela M. Castro-Caxaj

By these presents do remise, release and **QUITCLAIM** unto

Manuela M. Castro-Caxaj, a married woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 197, Section 2, on the Plan of Glencoe Acres, of record in Book 1835, Pages 136, in the Register's Office for said County, more particularly described as follows:

Said Lot No. 197 fronts 115.3 feet on the Southerly side of Vaden Drive and runs back between lines 109 feet on the Westerly side and 125 feet on the Easterly side to a dead line in the rear and measures 153.1 feet on said dead line, same being a broken line.

Being the same property conveyed to Emilio Pascual Tzaquitzal Ajpacaja and wife, Manuela M. Castro-Caxaj, by Warranty Deed from Robert G. Mosley and wife, Beverly B. Mosley, dated and recorded 04/08/2005 as Document No. 20060406-0039337, Register's Office for Davidson County, TN.

This is an improved property commonly known as 103 Vaden Dr, Nashville, TN 37211

IN WITNESS WHEREOF, Principal has executed this Power of Attorney the day and year first above written.

Emilio Pascual Tzaquitzal Ajpacaja

STATE OF _____)

COUNTY OF _____)

Republic of Guatemala
City and Department of Guatemala } SS
Embassy of the United States
of America

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Emilio Pascual Tzaquitzal Ajpacaja** the within named bargainer, 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 14th, **day of** February, 2019.

Margarita I. Winton
Consular Associate
NOTARY PUBLIC SIGNATURE

My Commission Expires: DOES NOT EXPIRE

SUBSCRIBED AND SWORN TO BEFORE ME
This 14 FEB. 2019

201912190131310

Manuela M. Castro-Caxaj

State of TN }
County of Rutherford }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Manuela M. Castro-Caxaj,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2019.

Notary Public

My Commission expires: 9/20/2022.

ISIS A KOPEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Commission Expires September 20, 2022

Certificate of Authenticity

I, Jordan Combs **do hereby make oath that I am a license attorney and/or 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.**

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jordan Combs **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires:_____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 2-27-2021