Karen Johnson Davidson County
Batch# 353407 DEEDQC
02/04/2020 03:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200204-0013148

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jazzmine Navarro** ("Grantor"), **unmarried woman**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jazzmine Navarro, unmarried woman, and Qurinio Buya Capintog, a single man** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 30, LOT 19, PATIO VILLA, PHASE TWO, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 495, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5970, PAGE 829, CORRECTED IN BOOK 6014, PAGE 978, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20170822-0085837,** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 4th day of **February, 2020.**

Jazzmine Navarro

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

Personally appeared before me, a Notary Public in and for said state and county, **Jazzmine Navarro,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **4th** day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDOSN

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1001 Patio Dr.** **Nashville, TN 37214**
TAX PARCEL NO.:	**108030A03000CO**
PROPERTY OWNER:	**Jazzmine Navarro and Qurinio Buya Capintog**
OWNER'S ADDRESS:	**1001 Patio Drive** **Nashville, TN 37214**
MAIL TAX BILLS TO:	**Owners at property address**

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21