THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Karen Johnson Davidson County
Batch# 355989 DEEDQC
02/10/2020 11:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200210-0015037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this ___ day of February, 2020.

Notary Public

My commission expires: ___

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
R. HOUSTON AKIN, ESQ.
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, SUITE 130A
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Angel Almazan Avila **2929 Mossdale Drive**	**New Owner(s)**	**150-05-0-253-00**
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Baltazar Almazan"** GRANTOR", by these presents, does hereby quitclaim and convey unto **Jose Angel Almazan Avila, a married man,** herein called "GRANTEE," his successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Cherry Hills, Section 6, of record in Book 4300 at page 176, said Register's Office, said Lot No. 273 fronts 80 feet on southwesterly margin of Mossdale Drive and extends back 115 feet on the Northwesterly line and 163.58 feet on the southeasterly line to a line on the rear on which it measures 93.59 feet.

Being the same property conveyed to Balatazar Almazan, a married person, by Special Warranty Deed from U.S. Bank National Association, not in its individual capacity, but solely as legal title trustee for LVS Title Trust 1, dated September 10, 2014, of record in Instrument No. 20140924-0087872, Register's Office of Davidson County, Tennessee.

This is **improved** property known as: 2929 Mossdale Drive, Antioch, Tennessee 37013.

WITNESS our hands this 02 day of 07, 2020.

Baltazar Almazan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Baltazar Almazan,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2020.

Notary Public

My Commission Expires: 9/6/22

ROBERT HOUSTON AKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY