THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF
GRANTOR WITHOUT THE BENEFIT OF
TITLE SEARCH OR SURVEY BY:
LARRY B. HOOVER
ATTORNEY AT LAW
1222 16th AVENUE SOUTH, Ste 12
NASHVILLE, TENNESSEE 37212

Karen Johnson Davidson County
Batch# 357008 DEEDQC
02/12/2020 09:53:20 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200212-0015996

ADDRESS NEW OWNER:
Fausto Molina
Martha Molina
1140 Pierce Road
Madison TN 37115

MORTGAGE: None

SEND TAX BILLS:
Same as above

MAP-Parcel
Tract 1. 043-13-0-148.00
Tract 2. 043-13-0-147.00
Tract 3. 043-13-0-160.00

QUITCLAIM DEED OF CONSOLIDATION

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Fausto Molina, and Martha Molina, a married couple, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim and convey unto Fausto Molina and Martha Molina, a married couple with a right of survivorship, hereinafter called the Grantees, their heirs and assigns all of my right, title and interest in and to a certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Tract 1. (Map/Parcel 043-13-0-148.00

Land in Davidson County Tennessee, being lot no. 3 in block "E" on the plan of Forest Park Subdivision, at Madison, Tennessee, of record in plat book 843, page 44, in the register's office for Davison County, Tennessee, and runs back easterly 159 feet and 6 inches on its North line, and 167 feet and 9 inches on its South line and measures 50 feet on the East line.

Being the same property conveyed to David C. Farmer and wife,

Tina R. Farmer by warranty deed from Joey L. Bassham and wife, Shelley L. Bassham of record in instrument no. 20060705-008040436 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fausto Molina by warranty deed from David C. Farmer and wife Tina R. Farmer of record in instrument no. 20170816-0084028, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 221 Brawner Avenue, Madison Tennessee 37115.

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

Tract 2. (Map/Paracel 043-13-0-147.00

Land in Davidson County Tennessee, described in the language of the prior deed as follows:

A. Being the westerly parts of Lots Nos. 1 and 2 in Block "E" on the Plan of Forest Park Subdivision at Madison, Tennessee as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

   Said westerly parts of Lots Nos. 1 and 2 adjoin and front together 101 feet on the easterly side of First Avenue, and on the easterly side of First Avenue, and extend back 117 feet 9 inches on the north line and 134 feet and 6 inches on the south line, with the margin of Oak Street to a dead line in the rear, measuring 100 feet, more or less.

B. Being the rear or westerly 50 feet of Lots Nos. 1 and 2 of Block "E" on the Map of Forrest Park Subdivision at Madison, Tennessee, as of record in Book 843 Page 44, Register's Office for Davidson County, Tennessee.

   Said part of Lots Nos. 1 and 2 front 50 feet on the northerly side of Oak Street and run back between parallel lines 100 feet to the line between Lots Nos. 2 and 3 on said Plan.

C. Being Lot No. 9 of Block "E" on the Map of Forest Park Subdivision at Madison, Tennessee of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of Second Avenue and runs back between parallel lines along the northerly margin of Oak Street, 125 feet to a dead line.

This conveyance is made subject to property taxes for 2016 and subsequent years. Further subject to those matters appearing on the Plat of Forest Park Subdivision, Block "E" of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Richard Molina and Fausto Molina by warranty deed from Thomas D. Tanner and wife Carol E. Tanner, of record as Instrument 20140811-0072017, said Register's Office.

Being the same property conveyed to Fausto Molina and wife Martha Molina by warranty deed from Richard Molina, of record as Instrument 20160926-0101417, said Register's Office.

This is improved property known as 225 Brawner Ave., Madison, TN 37115.

The above two tracts having been previously consolidated in instrument number 20190701-0063424, recorded on 7-1-2019, Register's Office, Davidson County Tennessee.

Tract # 3 (Map & Parcel No: 043-13-0-160)

Land in Davidson County Tennessee, described in the language of the prior deed as follows:

Property located in Davidson County, Tennessee, BEING Lot No. 10, Block "E" on the Map of Forest Park Subdivision at Madison, of record in Book 843, Page 44, in the Register's Office for Davidson County,

Said Lot No. 10 Fronts 50 feet on the westerly side of Second Avenue and runs back between parallel lines, 125 feet, to the rear line of Lot No. 2 on said Plan.

Being the same property conveyed to Neal B. DeMarcus, a married person, by Warranty Deed from Michael W. Christian and Susan B. Christian and Leonard D. Brannom Sr. and wife, Dorothy s. Brannom,

dated August 17, 1990 of record in Book 8186 Page 608, Register's Office for Davidson County, Tennessee. Neal DeMarcus, having since died intestate on November 12, 2006, conveyed his interest in the property to his wife, Ann DeMarcus by right of survivorship. Ann DeMarcus died on July 13, 2019, survived by Donald DeMarcus, Kathy Dozier, Rosemarie Hooper, Teresa DeMarcus and the heirs-at-law of Jeffery DeMarcus, to-wit: Sherry Spann DeMarcus, Michael DeMarcus and Daniel DeMarcus. Reference is made to an Affidavit of Heirship of record in instrument No. 201911270122802, said Register's Office.

Being the same property conveyed to Fausto Molina, by Warranty Deed from Donald DeMarcus, Kathy Dozier, Rosemarie Hooper, Teresa DeMarcus and the heirs-at-law of Jeffery DeMarcus, to-wit: Sherry Spann DeMarcus, Michael DeMarcus and Daniel Demarcus, the heirs at law of Velva Ann DeMarcus, deceased.

Fausto Molina joins this conveyance for the sole purpose of perfecting the conveyance of the entire fee to himself and his spouse, Martha Molina as tenants by the entirety.

The purpose of this deed is to combine Three tracts or parcels contained herein into one parcel, so that only one tax parcel identifies these properties which have common ownership.

It is the intent of this deed that lot/parcel 043-13-0-148.00 be consolidated with lot/parcel 043-13-0-147.00 and lot/parcel 043-13-0-160

IN WITNESS WHEREOF, I have hereunto set my hand this the 11 day of Feb-2020 2020.

Fausto Molina

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Adam London, Notary Public, the within named Fausto Molina, the bargainor with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 11 day of Feb 2020, 2020.

ADAM LONDON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

7/3/23

IN WITNESS WHEREOF, I have hereunto set my hand this the 11 day of Feb-2020 2020.

Martha Molina
Martha Molina

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Adam London, Notary Public, the within named Martha Molina, the bargainor with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 11 day of Feb 2020, 2020.

ADAM LONDON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/3/23

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0).

AFFIANT

SWORN and SUBSCRIBED to before me on this the 11 day of Feb 2020.

2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/3/23

ADAM LONDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON