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

Karen Johnson Davidson County
Batch# 364076 DEEDQC
02/27/2020 08:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200227-0021634

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, **Micaela Mendoza and Jose Cesar Mendoza Torres** ("Grantor"), **a married couple**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Micaela Mendoza and Ricardo Orozco Garcia,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Section Two-A, Monte Carlo of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

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 Special Warranty Deed of record at Instrument Number **20130925-0100670** in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 20 day of **February, 2020.**

Micaela Mendoza

Jose Cesar Mendoza Torres.
Jose Cesar Mendoza Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Micaela Mendoza and Jose Cesar Mendoza Torres,** 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 20 day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

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

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 20 day of **February, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **420 Cedarmont Dr.**
Nashville, TN 37211

TAX PARCEL NO.: **16213012900**

PROPERTY OWNER: **Micaela Mendoza and Ricardo Orozco Garcia**
OWNER'S ADDRESS: **420 Cedarmont Dr.**
Nashville, TN 37211

MAIL TAX BILLS TO: Owners at Property Address

Certificate of Authenticity

I, Venikka 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, Veni. Kka Branch 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: 7-5-21

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