THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	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 2 day of March, 2020. Notary Public My commission expires: 5.22.22
Karen Johnson Davidson County Batch# 369763 DEEDQC 03/10/2020 08:06:30 AM 3 pgs Fees: $17.00 Taxes: $0.00 20200310-0026480	

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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:
214 Joiner Road a/k/a 214 Joyner Road	**New Owner(s)**	**119-05-300**
Nashville, TN 37210		

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, **Gilberto Sanchez and Carmen Sanchez**, " GRANTORS", by these presents, does hereby quitclaim and convey unto **Gilberto Sanchez, a single man,** herein called "GRANTEE," his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, described as follows, to wit:

Being Lot Nos. 81 and 82, on the map of the subdivision of Blocks Nos. 23, 24, 26, and 27, of the Cumberland Nurseries Plan, as shown on plat of record in Plat Book 161, page 139, in the Register's Office of Davidson County, Tennessee.

Said Lot Nos. 81 and 82 front together 110 feet on the north side of Joiner Avenue, and run back between parallel lines, 164 feet to a 15 foot alley in the rear.

Being the same property conveyed to Gilberto Sanchez, a married man, by Warranty Deed from Louisianna Clardy McClaron, unmarried, dated May 4th, 2006, of record in Instrument No. 20160508-0053573, Register's Office of Davidson County, Tennessee.

Carmen Sanchez joins in to convey any and all marital rights, title, and interest to the above referenced property.

This is **improved** property known as: 214 Joiner Road a/k/a 214 Joyner Road, Nashville, TN 37210.

WITNESS our hands this 2nd day of January 2020.

Gilberto Sanchez

X Carmen Sanchez
Carmen Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Gilberto Sanchez and Carmen Sanchez,** 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 2nd day of January, 2020.

Notary Public

My Commission Expires: My Commission Expires

JUL 07 2021

SELVYN AMAYA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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