QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 369838 DEEDQC
03/10/2020 09:08:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200310-0026590

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Raphael M. Velasquez
Affiant

S. RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4 day of March 2020.

S. Ruffin Craig
Notary Public

MY COMMISSION EXPIRES: 5/15/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyra Velasquez Hunt, Trustee of the Ralph M. Velasquez Irrevocable Trust	Ralph M. Velasquez	11D 80294 52-12 60
(NAME) 628 Canton Court	(NAME) 632 Canton Court	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ralph M. Velasquez**, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto **Tyra Velasquez Hunt, Trustee of the Ralph M. Velasquez Irrevocable Trust**, and any amendments thereto, ("Grantees"), all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

BEING Lot No. 8 on the Plan of Schoolside Heights of record in Book 3700, Page 38, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 46 feet on a segment of the southerly most margin of Canton Court and runs back 102.4 feet on the easterly line 109.1 feet on the westerly line and 158.8 feet across the rear of said property.

Being the same property conveyed to Ralph M. Velasquez Et ux Linda S. Velasquez by deed from Leonard E. Mooneyhan, Jr. Et ux Katherine R. Mooneyhan of record in Book 4487, Page 648, aforesaid Register's

Office. Linda S. Velasquez died on May 30, 2009, leaving Ralph M. Velasquez as sole owner by right of survivorship.

THIS conveyance is subject to the restrictions of record in Book 3949, Page 401.

This is improved property known as 632 Canton Court, Madison, TN 37115.

WITNESS MY HAND this 4 day of March, 2020.

Ralph M. Velasquez
RALPH M. VELASQUEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me; the undersigned, Notary Public in and for said County and State, RALPH M. VELASQUEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of March, 2020.

S. Ruffin Craig
Notary Public

Commission expires: 5/15/23

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., PLLC
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Bldg. Two, Suite 150
Brentwood, Tennessee 37027