Karen Johnson Davidson County
Batch# 375235 DEEDQC
03/20/2020 10:46:08 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200320-0030793

Prepared By

STEVE CHAVEZ New Owner
415 CHURCH ST APT 1212
NASHVILLE, Tennessee
37219

After Recording Return To
Tax Bill Send To
Quicken Loans
PO Box 6577
CAROL STREAM, Illinois
60197-6577

Space Above This Line for Recorder's Use

TENNESSEE QUITCLAIM DEED

State of Tennessee

DAVIDSON County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of zero dollars ($0.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

STEVE CHAVEZ GUERRA and LYMARIE MERCADO TORRES, a married couple, residing at 415 Church St, Apt 1212, Nashville, Tennessee, 37219.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Steve Chavez, a married individual, residing at 415 Church St, Apt 1212, Nashville, Tennessee, 37219 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

Parcel ID / Tax ID 093-06-1J-044.00-CO Book/ PAGE or Document # 201405290046232

Any Reference to recorded instruments is reference to the Register's Office in said County.

Grantor's Signature _____ Date March 19, 2020
Print Name: STEVE CHAVEZ GUERRA
Address: 415 Church St, Apt 1212, Nashville, Tennessee, 37219

Grantor's Signature _____ Date March 19, 2020
Print Name: LYMARIE MERCADO TORRES
Address: 415 Church St, Apt 1212, Nashville, Tennessee, 37219

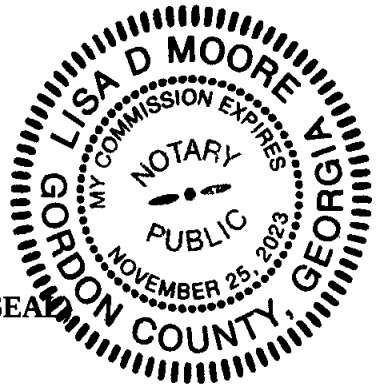
State of Tennessee

County of Davidson

Lymarie Mercado Torres and

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Chavez Guerra whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19 day of March, 2020



Lisa D Moore (SEAL)
Notary Public

My Commission Expires: 11-25-2020

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant's Signature _____

State of Georgia

County of Gordon

Subscribed and sworn before me this 19 day of March, 2020.

Lisa D Moore
Notary Public

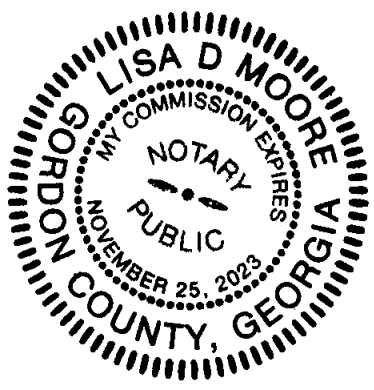


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 093061J04400CO

Land situated in the County of Davidson in the State of TN

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1212 OF THE HORIZONTAL REGIME OF VIRIDIAN CONDOMINIUM, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING VIRIDIAN, A CONDOMINIUM OF RECORD AS INSTRUMENT NO. 20061004-0122833, AMENDED IN INSTRUMENT NOS. 20061004-0122834, 20070711-0082578 AND 20061004-0122836, AND FURTHER AMENDED IN INSTRUMENT NO. 20111006-0077592, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS AND INTERESTS IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT C TO SAID MASTER DEED; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT B TO SAID MASTER DEED.

Commonly known as: 415 Church St, Apt 1212, Nashville, TN 37219-1831

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

Being the same property conveyed to Steve Chavez Guerra and Lymarie Marcado Torres, husband and wife, by deed dated May 23, 2014 of record in Deed Instrument/Case No. 20140529-0046232, in the County Clerk's Office.