## QUITCLAIM DEED

**THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTOR/GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.**

Karen Johnson Davidson County
Batch# 377810 DEEDQC
03/26/2020 12:23:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200326-0032945

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 2019.

Notary Public

COMMISSION EXPIRES:

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**FOUNDATION TITLE AND ESCROW SERIES, LLC**
**545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| **Angel Lara and Gisela Lara Ortiz** (Name) | **Angel Lara and Gisela Lara Ortiz** | **106 - 13/ 134.00** |
| **2111 Sadler Avenue** (Address) | **2111 Sadler Avenue** | |
| **Nashville, TN 37210** | **Nashville, TN 37210** | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Angel Lara, a single man,** hereinafter referred to as Grantor, hereby quitclaims to **Angel Lara, a single man and Gisela Lara Ortiz, a single woman, as Joint Tenants with Rights of Survivorship,** hereinafter referred to as Grantees, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated and lying in the Davidson County, State of Tennessee, to wit:

Being Lot No. 69 on the Plan of Sadler Place of record in Plat Book 332, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angel Lara and wife, Felicia Ortiz by Warranty Deed from William A. Evans, Jr., and wife Susan B. Evans dated August 28, 2001 and recorded August 31, 2001 in Instrument Number 20010831-0094834 3905, in said Register's Office for Davidson County, Tennessee.

***Felicia Ortiz having since died on June 17, 2019.**

This is Improved Property commonly known as: **2111 Sadler Avenue, Nashville, TN 37210**

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

IN WITNESS WHEREOF, has hereunto set his signature, on this, the 19th day of November 2019.

Angel Lara

**Angel Lara**

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angel Lara**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19th day of November, 2019.

NOTARY PUBLIC

My commission expires:

