Karen Johnson Davidson County
Batch# 380747 DEEDQC
04/02/2020 09:19:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200402-0035295

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

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, **Israel Cueves** ("Grantor"), **married** , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Israel Cuevas and Ana I. Reyes,** (Grantee), husband and wife, all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 129, Block 20 on the Map of Overhill City and W.H. Fox Subdivision of Blocks No. 14-15-16-20-21-29 and 30, Cumberland Nurseries Subdivision as of record in Deed Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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.

Israel Cueves is one and the same as Israel Cuevas.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20040722-0088056** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 1 day of April, **2020.**

Israel Cuevas
Israel Cuevas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Israel Cuevas,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of April, **2020.**

Ashlee D Page
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 1 day of April **March, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**221 Rose St.** **Nashville, TN 37210**
TAX PARCEL NO.:	**11901031700**
PROPERTY OWNER: OWNER'S ADDRESS:	**Israel Cuevas and Ana I. Reyes** **221 Rose Street** **Nashville, TN 37210**
MAIL TAX BILLS TO:	**Owner at Property Address** **221 Rose Street** **Nashville, TN 37210**

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, Venikka 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