Karen Johnson Davidson County
Batch# 381128 DEEDQC
04/02/2020 11:21:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200402-0035458

Prepared by:

Realty Title & Escrow Company, Inc.
5111 Maryland way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $00.00

Affiant

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

Subscribed and sworn to before me this 31st day of March, 2020.

Notary Public
My commission expires: 3/31/2020

07-2002-87106

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ilicenia Fray 537 Bradburn Village Circle Antioch TN 37013	Same	164-06-0-B-019.00 CO

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gabriel J. Hernandez** hereinafter called the Grantor(s), pursuant to and in full satisfaction of the Marital Dissolution Agreement and Final Divorce Decree in Docket No. 18D1340, in the Circuit Court of Davidson County, Tennessee, hereby quitclaims all his rights, titles and interests, including any right to receive any portion of proceeds from any subsequent sale of the property described herein, unto **Ilicenia Fray**, f/k/a **Ilicenia Hernandez**, hereinafter called the Grantee(s), their heirs and/or assigns, as to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit::

Land in Davidson County, Tennessee, being Unit 19, on the Plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060816-0101099; Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; Instrument No. 20121109-0103798; Instrument No. 20180226-0017976; Instrument No. 20180713-0068064; Instrument No. 20180924-0094137; and Instrument No. 20190605-0053811, and as shown attached as Exhibit "A-1" in the amended Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gabriel J. Hernandez and Ilicenia Hernandez, husband and wife by deed from Beazer Homes Corp., a Tennessee Corporation, dated December 20, 2007, recorded December 31, 2007, of record in Instrument No. 20071231-0148623, Register's Office for Davidson County, Tennessee. Said grantees having since divorced by Decree entered September 4, 2019, in the Circuit Court of Davidson County, in Docket No. 18D1340, said Decree awarding the above-described property to Ilicenia Hernandez. Said decree restored grantor to her maiden name of "Fray."

Note: The grantor herein acknowledges that the execution of this Quitclaim Deed will satisfy all provisions of the Divorce Decree and/or Marital Dissolution Agreement, entered in the above referenced divorce case, as it pertains to the above-described property.

This property is improved property known as **537 Bradburn Village Circle, Antioch, TN 37013.**

Witness my hand this 19 day of March, 2020.

Gabriel J. Hernandez

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 **Gabriel J. Hernandez**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee, this 19th day of March, 2020.

Megan Kriner
Notary Public

My commission expires: May 3, 2020

