THIS INSTRUMENT WAS PREPARED BY:

Tiffany M. Johns
144 Second Avenue North
Suite 200
Nashville, Tennessee 37201
(615) 620-5846

Karen Johnson Davidson County
Batch# 387005 DEEDQC
04/16/2020 02:14:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200416-0040096

QUITCLAIM DEED

FROM: FRANCISCO FRANCO

TO: THOMAS ALVIE PETERSON

Address New Owner(s) as follows:

THOMAS ALVIE PETERSON
3529 Colony Point West
Nashville, TN 37217

Send Tax Bills To:

Churchill Mortgage Corporation
761 Old Hickory Blvd., Ste 400
Brentwood, TN 37027

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that FRANCISCO FRANCO, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto THOMAS ALVIE PETERSON, his heirs, successors, and assigns, his entire right, title and interest, subject to an existing in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 242 on the plan of Section Five, Priest Lake Park, of record in Plat Book 4460, page 174-176, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Francisco Franco from Thomas Alvie Peterson by Quitclaim Deed creating a Joint Tenancy with Right of Survivorship on the 11th day od August 2015. Previously conveyed to Thomas Alvie Peterson by Warranty Deed Edward Odell Hendrixson, a single person, and Thomas Alvin Peterson, a single person, by Special Warranty Deed from Household Financial Center, Inc., filed on 06/16/2005, at Instrument No. 20050616-0069182, as corrected on 02/08/2006, at Instrument No. 20060208-0015477, Davidson County Register of Deeds. Being further conveyed to Thomas Alvie Peterson, a single person, by Quitclaim Deeds from Craig Henderson, filed on 01/26/2010 at Instrument No. 20100126-0006470, and from Michelle Miller, filed on 01/26/2010 at Instrument No. 20100126-

00064 71, said Register's Office, who are the only heirs of Edward Odell Hendrixson, who died on 10/26/2009, according to Affidavit as tb Heirship filed on 01/26/2010 at Instrument No. 20100126-0006469, said Register's Office.

This is improved property known as 3529 Colony Point West, Nashville, Tennessee 37217

Tax Parcel # 136 06 0 039.00

Witness my hand this 14th day of June, 2018.

Francisco Hays Franco

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Francisco Hays Franco, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of June, 2018

NOTARY PUBLIC

LISA PETTIBONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-7-21

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 1.00 .

Affiant

Subscribed and sworn before me, this 16th day of April 2020

Notary

MATT COLE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-29-2023