Name and Address of New Owner:
Dora Rocio Cardenas-Lopez
117 Cherokee Hills Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 390778 DEEDQC
04/23/2020 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200423-0042743

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14803007100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose de Jesus Escobar Reina and Dora Rocio Cardenas Lopez,** "the Grantors," convey and quitclaim unto **Dora Rocio Cardenas Lopez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Described property in Davison County, Tennessee being Lot No. 413 on the Plan of Cherokee Hills Subdivision, Section 4, of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jose de Jesus Escobar Reina and Dora Rocio Cardenas Lopez by Quitclaim Deed from Jose de Jesus Escobar Reina, unmarried dated March 7th 2012 and recorded March 12th 2012 of record in Instrument No. 20120312-0021286, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jose de Jesus Reyna, unmarried by Warranty Deed from Benjamin Crowder and wife, Fannie Crowder dated March 9th 1995 and recorded March 24th 1995 of record in Book 9626, Page 305, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of April, 2020.

_____(SEAL)
Jose de Jesus Escobar Reina

_____(SEAL)
Dora Rocio Cardenas Lopez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jose de Jesus Escobar Reina and Dora Rocio Cardenas Lopez** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of April, 2020.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

_____
Notary Public
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
10th day of April, 2020.

_____
Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File # 20-928

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212