Karen Johnson Davidson County
Batch# 390941 DEEDQC
04/23/2020 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200423-0042958

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Blvd, Suite 300, Houston, TX 77024	Attorneys Title Agency 31440 Northwestern Hwy., Suite 100 Farmington Hills, MI 48334	Adam James Salvador and Megan Rachelle Salvador 610B Ries Avenue, Nashville, TN 37209	091 05 0O 002.00

QUITCLAIM DEED

FOR $0.00, and other good and valuable consideration, given by Adam James Salvador and Megan Rachelle Salvador, husband and wife, whose address is 610B Ries Avenue, Nashville, TN 37209 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Adam J. Salvador AKA Adam James Salvador and Megan Rachelle Miller NKA Megan Rachelle Salvador, husband and wife who acquired title as unmarried, as joint tenants with rights of survivorship, whose address is 610B Ries Avenue, Nashville, TN 37209, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. B, TOGETHER WITH COMMON AREAS, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 610 RIES AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20161014-0109078, AND BEING SHOWN ON PLAT ATTACHED THERETO AS EXHIBIT "B", IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being the same real estate conveyed to Grantor by instrument recorded on 9/19/2017 at Instrument Number 20170919-0096086 in the Register's Office of Davidson County, Tennessee.

Commonly known as 610B Ries Avenue, Nashville, TN 37209. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

ATA File No. TN-20696201-NLS

Adam J Salvador AKA adam James Salvador

Adam J. Salvador AKA Adam James Salvador

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARK GROLL, notary public, Adam J. Salvador AKA Adam James Salvador, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of APRIL, 2020

Notary Public

MARK GROLL

Notary Public Name (Printed)

My Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The preparer has not had any contact with the Grantor(s) or Grantee(s), and did not provide legal advice to the Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation.

Megan Rachelle Miller
NKA
Megan Rachelle Salvador

Megan Rachelle Miller NKA Megan Rachelle Salvador

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARK GROLL, notary public, Megan Rachelle Miller NKA Megan Rachelle Salvador, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of APRIL, 2020.

Notary Public

MARK GROLL
Notary Public Name (Printed)

My Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Adam James Salvador

Megan Rachelle Salvador

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MARK GROLL, notary public, Adam James Salvador and Megan Rachelle Salvador, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of APRIL, 2020.

Notary Public

MARK GROLL

Notary Public Name (Printed)

My Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(For Recording Data Only)

True Copy Certification

I, Carol Varvatos , 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 Michigan

County of Oakland

Personally appeared before me, Steven Frank , a notary public for this county and state, Carol Varvatos 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: 11·13·2020
Notary' Seal (if on paper)

STEVEN FRANK
Notary Public, Wayne County, MI
My Commission Expires: 11/13/2020