QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

Karen Johnson Davidson County
Batch# 395089 DEEDQC
05/04/2020 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200504-0046215

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suarez Family Holdings, LLC	NEW OWNER	
(NAME) **1831 12TH AVE. S. #257**	(NAME)	**105-11-0-162.00**
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ASHLEIGH MARIE SUAREZ**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **SUAREZ FAMILY HOLDINGS, LLC,** A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND LYING IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF LOT NO. 9 BLOCK "A", PLAN OF A SUBDIVISION OF PART OF THE SOPHIA M. NEAL PROPERTY ON WEDGEWOOD AVENUE, NASHVILLE, TENNESSEE, ACCORDING TO PLAT AND SURVEY OF SAME APPEARING OF RECORD IN PLAT BOOK 1130, PAGE 4, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS SUBJECT TO:

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 4 AND SEWER EASEMENT OF RECORD IN DEED BOOK 4281, PAGE 313 BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND SETBACK LINES THAT ARE APPLICABLE TO THE ABOVE DESCRIBED PROPERTY, AND OF RECORD, AND TO ALL ZONING AND SUBDIVISION RESTRICTIONS OF THE APPROPRIATE GOVERNMENTAL BODY, ALONG WITH ANY EASEMENTS AND RIGHT OF WAYS OF PUBLIC ROADS AND UTILITIES.

BEING THE SAME PROPERTY CONVEYED TO ASHLEIGH MARIE SUAREZ BY QUITCLAIM DEED FROM WILLIAM H. SMALLMAN, ON MAY 21, 2019, OF RECORD IN BOOK 20190524-0049463, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐
This is improved ☒ property, known as 1801 Neal Terrace, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of April, 2020.

ASHLEIGH MARIE SUAREZ

Witness our hands this 28 day of April, 2020.

ASHLEIGH MARIE SUAREZ

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ASHLEIGH MARIE SUAREZ**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of April, 2020.

Commission expires: 3/6/24

Notary Public

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

