This document prepared based on information provided by the parties by:
Rick G. Mansfield
110 South Maple Street
Murfreesboro, TN 37130
615-890-5700

STATE OF TENNESSEE)
COUNTY OF Rutherford)
The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this 2 day of June, 2020

Notary Public
My Commission Expires: 5-15-2021

KEVIN N. LOWRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

The preparer of this deed makes no representation as to title only that this deed was properly transcribed from information provided by the parties.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Daniel S. Javier Patrick C. Javier 309 Church St. PH-605 Nashville, TN 37201	Same as New Owner	141-05-0A-538.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DANIEL S. JAVIER, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and does hereby convey, remise, release and forever quitclaim his interest in said property described herein to DANIEL S. JAVIER and PATRICK C. JAVIER, As Joint Tenants With Rights Of Survivorship, their heirs, successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being land in Davidson County, Tennessee, being Lot No. 538 on the plan of Avondale Park, Phase 3, Section 2 of record in Instrument No. 20151007-0102442, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel S. Javier by deed dated January 26, 2017 from NVR, Inc., a Virginia Corporation T/A Ryan Homes as shown of record in Instrument No. 20170127-0008824, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, governmental regulations and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 413301 DEEDQC
06/10/2020 02:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200610-0059558

WITNESS our hands this 2 day of June, 2020.

DANIEL S. JAVIER

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me the undersigned authority of the state and county aforesaid personally appeared DANIEL S. JAVIER with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the within named grantor, and that he executed the foregoing for the purposes therein contained by signing his name.

WITNESS my hand and seal, this the 2 day of June, 2020.

Notary Public
My Commission expires 5-15-2021

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY