THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY:

LARRY B. HOOVER
ATTORNEY AT LAW
1222 16th AVENUE SOUTH, Ste 12
NASHVILLE, TENNESSEE 37212

Karen Johnson Davidson County
Batch# 418992 DEEDQC
06/18/2020 11:14:51 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200618-0064091

ADDRESS NEW OWNER:
Fausto and Martha Molina
1140 Pierce Road
Madison TN 37115

MORTGAGE: None

MAP-Parcel
072 09 0 238.00

SEND TAX BILLS:
Same as above

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martha Molina and Fausto Molina, Husband and Wife, and Monica Molina, unmarried, hereinafter called Grantors, have bargained and sold, and by these presents do quitclaim and convey unto Fausto and Martha Molina, husband and wife, with right of survivorship, herein after called the Grantees, their successors and assigns all of our rights, titles and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being the Easterly one-half (1/2) of lot no. 36 on the East Hill addition to Old Eighteenth, now Eleventh, Civil District of Davidson County, Tennessee, a plan of which is of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said one-half (1/2) of Lot no. 36 fronts 50 feet on the South side of Delmas Avenue and runs back Southerly between parallel lines 191 feet to a dead line.

Being the same property conveyed to Clyde Powers, Jr. by deed from Realty & Investment Solutions, LLC, dated March 19, 1998, and of Record in Book 10846, Page 603, Register's Office for Davidson County, Tennessee. Janet Powers joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which she may have marital or otherwise.

Being the same property conveyed to Martha Molina and Fausto Molina, Husband and Wife, and Monica Molina, a single woman from Clyde Powers and wife Janet Powers, by deed dated November 3, 2005 and by recording number 20051108-0135150, Register's Office for Davidson County Tennessee.

This is improved property known as 1002 Delmas Avenue, Nashville Tennessee 37216.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 5 day of June, 2020.

Monica Molina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Adam London, Notary Public, the within named Monica Molina, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 5 day of June, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES 05/03/23

ADAM LONDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, I have hereunto set my hand this the 5 day of June, 2020.

Fausto Molina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Adam London, Notary Public, the within named Fausto Molina, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 5 day of June, 2020.

ADAM LONDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
MY COMMISSION EXPIRES 11/03/23

IN WITNESS WHEREOF, I have hereunto set my hand this the 5 day of June, 2020.

Martha Molina
Martha Molina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Adam London, Notary Public, the within named Martha Molina, the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

SWORN and SUBSCRIBED to before me on this the 5 day of June, 2020.

Adam London
NOTARY PUBLIC
MY COMMISSION EXPIRES 07/03/23

ADAM LONDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Zero Dollars ($0).

AFFIANT

SWORN and SUBSCRIBED to before me on this the 5 day of June, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/03/23

ADAM LONDON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON