Prepared By:
Law Offices of Morgan Smith
1222 16th Ave S Ste 23
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 419774 DEEDQC
06/19/2020 09:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200619-0065045

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 20th day of September 2019.

NOTARY PUBLIC

My Commission Expires: 03/07/2023

TRACY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 7, 2023

ADDRESS OF NEW OWNER:
Gabriel J. Hernandez
2757 Windemere Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map/Parcel
084-07-0-045.00

QUITCLAIM DEED

In consideration of $0.00, and pursuant to a Marital Dissolution Agreement executed on August 30, 2019 by Gabriel J. Hernandez and Ilicenia Aideth Fray (formerly Ilicenia Aideth Hernandez), the foregoing individuals (collectively, "Grantors") do hereby quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to Gabriel J. Hernandez ("Grantee"). Said property conveyed herein is situated at 2757 Windemere Drive, Nashville, TN 37214, and is more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 48 on the Plan of Sunny Acres, Section II, as of record in Book 2663, page 39, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Harry A. Parker, Trustee of the Harry A. Parker Revocable Living Trust Agreement dated March 22, 2001, by quitclaim deed, recorded March 23, 2001 in Instrument No. 20010323-0028338, Register's Office for Davidson County, Tennessee. *

This conveyance is further subject to (1) all applicable zoning ordnances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set back lines,

*Being the same property conveyed to Gabriel J. Hernandez and wife, Ilicenia A. Hernandez by Warranty deed from Harry A. Parker, Trustee of Harry A. Parker Revocable Living Trust Agreement Dated March 22, 2001 of record in Instrument No. 20081021-0105651 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on October 21, 2008.

declarations, rights-of-way and easements of record (4) building restrictions, and (5) other matters of public record.

The above-described property is improved property known as: 2757 Windermere Drive, Nashville, Tennessee 37214.

Grantors make no warranties as to the state of the title to the property, but acquit any claim that Grantors have to said property and for that purpose make this conveyance to Grantee.

This instrument has been prepared solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures on September 19, 2019 (Ms. Fray) and September 20, 2019 (Mr. Hernandez).

Gabriel J. Hernandez

Ilicenia Aideth Fray
(formerly Ilicenia Aideth Hernandez)

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gabriel J. Hernandez, with whom I am presently acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 20th day of September 2019.

Notary Public

My Commission Expires:
03/07/2023

TRACY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ilicenia Aideth Fray (formerly Ilicenia Aideth Hernandez), with whom I am presently acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal this 26th day of September 2019.

Notary Public

My Commission Expires:
03/07/2023

TRACY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

True Copy Certification

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

Notary Signature
My Commission Expires 4-20-2024

ANGELA R WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024