Karen Johnson Davidson County
Batch# 421133 DEEDQC
06/19/2020 12:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200619-0065440

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jesus Sanchez** ("Grantor"), married, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Alex Velasquez and Jesus Sanchez,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot No. 30A on the plan of Edge-O-Lakes, Section 21, Zone Lot Division Lot Nos. 10-16 & 18-43, of record in Book 5200, Page 577, and as amended in 6250, Page 111, and in Book 6900, page 526, and by Surveyors C & C of record in Book 7351, page 609, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20150611-0055137** in said Register's Office. Socorro Angulo Ruiz joins in this conveyance to transfer any and all marital interest she may have in said property as the spouse of Jesus Sanchez.

IN TESTIMONY WHEREOF I have executed this instrument the 21st day of **February, 2020.**

Jesus Sanchez
Jesus Sanchez

Socorro Angulo Ruiz
Socorro Angulo Ruiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jesus Sanchez and Socorro Angulo Ruiz,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **February, 2020.**

Maria Alfaro
NOTARY PUBLIC
MY COMMISSION EXPIRES: 03.04.2021

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 21st day of Feb, **2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 03-08-21

MARIA ALFARO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

PROPERTY ADDRESS:	**613 Alison Ct.** **Nashville, TN 37217**
TAX PARCEL NO.:	149-08-0-201.00
PROPERTY OWNER: OWNER'S ADDRESS:	**Alex Velasquez** 601 Oak Forest Lane, Antioch, TN 37013
MAIL TAX BILLS TO:	**Alex Velasquez** 601 Oak Forest Lane, Antioch, TN 37013

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021