Karen Johnson Davidson County
Batch# 434629 DEEDQC
07/10/2020 09:33:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200710-0075207

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this ___ day of July, 2020.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Brother Concrete, LLC 4905 Oak Barrel Drive Antioch, TN 37013	New Owner	162-02-0-144.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anibal O. Espana, a married man,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Brother Concrete, LLC, a Tennessee limited liability company,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Colewood Acres Subdivision, Section 2, of record in Plat Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Anibal O Espana by Warranty Deed form Terry Kemp dated February 11, 2019 of record as Instrument No. 20190213-0013499, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **209 Colemont Dr, Antioch, TN 37013.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

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

WITNESS my hand this 9th day of July, 2020.

Anibal O. Espana

Norma Espana

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anibal O. Espana and Norma Espana,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2020.

Notary Public

My commission expires: 10/2/2023

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY