**THIS INSTRUMENT PREPARED BY:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Franklin, TN 37027**

Karen Johnson Davidson County
Batch# 437456 DEEDQC
07/14/2020 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200714-0076995

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

The actual consideration for this transfer is $0.00.

FERNANDO R VELAZQUEZ
AFFIANT

Subscribed and sworn to before me this 14th day of July, 2020.

NOTARY PUBLIC

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

**Address New Owners as Follows:**
Fernando Adrian Hernandez Velazquez
1707 D'Ville Drive
Nashville, TN 37217

**Send Tax Bills To:**
SAME

**Map-Parcel:**
171501003300

## QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Rodrigo Ivan Hernandez Valazquez and wife, Gloria Isabel Lugo,** GRANTORS hereby quitclaim and convey all of their undivided right, title and interest in the hereinafter described property to **Fernando Adrian Hernandez Velazquez and wife, Raquel Rubio Martinez,** GRANTEES, as tenants by the entirety,

Said property conveyed herein is described as follows:

Land in DAVIDSON County, Tennessee, being Lot 162, Town Park Estates, as shown on plat of record in Plat Book 3300, pages 64 and 65, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rodrigo Ivan Hernandez Valazquez, by Warranty Deed from Kathleen Swancer Zeitz and husband, Michael Zeitz, of record in Instrument No. 20160310-0022968 dated March 8th, 2016, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 14th day of July, 2020.

**Rodrigo Ivan Hernandez Valazquez**

**Gloria Isabel Lugo**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Rodrigo Ivan Hernandez Valazquez and wife, Gloria Isabel Lugo**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 14th day of July, 2020.

Notary Public

My Commission Expires:_____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

# True Copy Certification

I, Russell J. McCann, 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, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021