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

Karen Johnson Davidson County
Batch# 449488 DEEDQC
08/04/2020 11:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200804-0086072

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, **Maria Hernandez** ("Grantor"), unmarried , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **TOVIAS OROZCO COVARRUVIUS,** (Grantee), all of his/her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Towne Village of the County Section 1, of record in Book 5200, page 55 and 56, Register's Office for said County, Tennessee, to which is hereby made for a more complete 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 **20050324-0031917** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 3rd day of **August, 2020.**

Maria Hernández
Maria Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Maria Hernandez,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of **August, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

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

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**.

Emily Reed
AFFIANT

SUBSCRIBED AND SWORN before me this the 3rd day of **August, 2020**.

NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS: **205 New Towne Ct.**
Antioch, TN 37013

TAX PARCEL NO.: **15007005400**

PROPERTY OWNER: **TOVIAS OROZCO COVARRUVIUS**
OWNER'S ADDRESS: **205 New Towne Ct.**
Antioch, TN 37013

MAIL TAX BILLS TO: New Owner at Property Address

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