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, **Dora E. Fuentes, married, and Francisca Fuentes, unmarried** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Francisca Fuentes, unmarried** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO 39 ON THE PLAN OF BESS ESTATES, SECTION 1, OF RECORD IN BOOK 4460, PAGE 154, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 39 FRONTS 46.39 FEET ON THE WESTERLY MARGIN OF BESS COURT NORTH AND EXTENDS BACK 93.69 FEET ON THE NORTHERLY LINE AND 109.76 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 149.49 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DORA E FUENTES, MARRIED AND FRANCISCA FUENTES, MARRIED, BY WARRANTY DEED DATED AUGUST 31, 2005 AND RECORDED SEPTEMBER 6, 2005 AT INSTRUMENT NUMBER 20050906-0106814 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PRIOR DEED ERRONEOUSLY REFERRED TO DORA E. FUENTES AS MARRIED, HOWEVER SHE WAS UNMARRIED AT THE TIME SHE TOOK TITLE. SHE HAS SINCE BEEN MARRIED, BUT NEVER USED THE PROPERTY AS PRIMARY OR MARITAL RESIDENCE.

PRIOR DEED ALSO ERRONEOUSLY REFERRED TO FRANCISCA FUENTES AS MARRIED, HOWEVER SHE WAS UNMARRIED AT THE TIME SHE TOOK TITLE, AND HAS NOT BEEN MARRIED SINCE, REMAINING TODAY AN UNMARRIED PERSON.

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.

IN TESTIMONY WHEREOF we have executed this instrument the 5th day of **August, 2020.**

D.E. Fuentes
Dora E. Fuentes

Karen Johnson Davidson County
Batch# 451245 DEEDQC
08/06/2020 08:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200806-0087244

F. Fuentes
Francisca Fuentes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Dora E. Fuentes, Francisca Fuentes**, 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 5 day of **August, 2020.**

Ashlee D. Page
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.**

C. Walsh
AFFIANT

SUBSCRIBED AND SWORN before me this the 5 day of **August, 2020.**

Ashlee Page
NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS: **105 Bess Ct. N**
Antioch, TN 37013

TAX PARCEL NO.: 16206035500

PROPERTY OWNER: **Francisca Fuentes**
OWNER'S ADDRESS: **105 Bess Court N**
Antioch, TN 37013

MAIL TAX BILLS TO: Francisca Fuentes
273 Bart Drive
Antioch, TN 37013

I, Venikka Branch Certificate of Authenticity, 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.

Cari Allen
Notary's Signature

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

My Commission Expires: 7-5-21