Karen Johnson Davidson County
Batch# 460363 DEEDQC
08/19/2020 03:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200819-0093696

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, **Augusto Narvaez, unmarried,** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gabriela Lara- Avila, unmarried,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit No. 904 (Parcel 4) on the Plan of Four Maples Condominium, of record in Plat Book 5200, Page 283, Register's Office for said County, to which reference is made for a more complete description, together with the appurtenant interest in the common elements of Four Maples Condominiums, a horizontal property regime established by Master Deed and By Laws of record in Book 5657, Page 438, corrected in Book 5660, Page 185, amended in Book 9263, Page 512, said Register's Office.

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.

Gabriela Lara is one and the same person as Gabriela Lara-Avila.

Augusto Narvaez is transferring his rights, title, and interests in the above described property pursuant to the Final Decree at Docket No. 19D1590 in the Fourth Circuit Court for Davidson County, Tennessee.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20081103-0109154** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 19 day of **August, 2020.**

Augusto Narvaez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 19 day of **August, 2020.**

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

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 19 day of **August, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**904 Coarsey Dr.** **Nashville, TN 37217**
TAX PARCEL NO.:	107-13-0-A 040.00CO
PROPERTY OWNER: OWNER'S ADDRESS:	**Gabriela Lara-Avila** **904 Coarsey Drive** **Nashville, TN 37217**
MAIL TAX BILLS TO:	**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