Prepared by:

Realty Title & Escrow Company, Inc.
5111 Maryland way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 466333 DEEDQC
08/28/2020 01:41:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200828-0097944

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: Exempt – Divorce.

MARY OROPEZA
Affiant

Subscribed and sworn to before me this 26 day of August, 2020.

Notary Public
My commission expires: 5/2024

05-2007-67771

Address of New Owner:	Send Tax Bills to:	Tax Information:
Louie Oropeza 1114 Lawrence Ave Nashville, TN 37204	Same	105-13-1-D-001.00

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Oropeza** hereinafter called the Grantor(s), pursuant to and in full satisfaction of the Marital Dissolution Agreement and Final Decree of Divorce, entered in Docket No. 17D-1297, in the Fourth Circuit Court Davidson County, Tennessee, at Nashville, hereby quitclaims all her rights, titles and interests, including any right to receive any portion of proceeds from any subsequent sale of the property described herein, unto **Louie Oropeza**, hereinafter called the Grantee(s), her heirs and/or assigns, in and to the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of 1114 Lawrence Avenue Townhomes, as established by Master Deed/Declaration Establishing a Horizontal Property Regime of record in Instrument No. 20170215-0015617, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mary Elizabeth Oropeza and Louie Oropeza, wife and husband by deed from Danny Nozel, unmarried, dated September 24, 2013, recorded September 27, 2013, of record in Instrument No. 20130927-0101987, Register's Office for Davidson County, Tennessee. Said Grantees were granted a divorce by Final Decree of Divorce of the Fourth Circuit Court of Davidson County, Tennessee, entered June 23, 2020, in Docket No. 17D-1297. Said Decree awards the subject property to Louie Oropeza.

Note: The Grantor herein acknowledges that the execution of this Quitclaim Deed will satisfy all provisions of the Final Decree of Divorce and/or Agreements Marital Dissolution Agreement, entered in the above referenced cause of action for divorce, as it pertains to the above-described property.

This property is improved property known as 1114 Lawrence Ave, Nashville, TN 37204.

Witness my hand this ___ day of August, 2020.

Mary Elizabeth Oropeza

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 **Mary Elizabeth Oropeza**, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of August 2020.

Notary Public

My commission expires:
5/2024

MACARA HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Krystal Schuster, 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 Sumner

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Krystal Schuster, 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: 03/21/2022

