Karen Johnson Davidson County
Batch# 468188 DEEDQC
09/01/2020 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20200901-0099506

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $100,000

Affiant

Subscribed and sworn to before me, this 31st day of August, 2020.

Notary Public
My Commission Expires:

BRADLEY T. BALD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-2-2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Jose A. Jimenez Catalan 4157 Eastview Drive Nashville, TN 37211	New Owner	148-01-0-020.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON G. ENGLISH,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **JOSE A. JIMENEZ CATALAN, A MARRIED MAN, and OCTAVIANO JIMENEZ OLEA, as joint tenants with the right of survivorship,** and their heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 , as shown on the map entitled the Plan of Hillbrook Subdivision, Section 2, of record in Plat Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUGLAS A. IRVIN AND JON G. ENGLISH, by deed from PATRICK D. CHADWICK AND WIFE, CHASTITY R. CHADWICK, of record in Book 11389, page 201, dated March 15, 1999, said Register's Office.

Further being the same property conveyed to ENGWIN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, by quitclaim deed from DOUGLAS A. IRWIN AND JON G. ENGLISH, of record in Instrument No. 20090903-0082935, dated September 1, 2009, said Register's Office.

Further being the same property conveyed to JON G. ENGLISH, by quitclaim deed from ENGWIN PROPERTIES, A TENNESSEE GENERAL PARTNER HIP, of record in Instrument No. 20130927-0102032, dated September 26, 2013, said Register's Office.

This is improved property known as: **225 Wallace Road, Units A & B, Nashville, TN 37211**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

JON G. ENGLISH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **JON G. ENGLISH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 31st day of August, 2020.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05.02.2022

Notary Public
My commission expires: _____

True Copy Certification

I, Margaret Philpott, 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, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23