Karen Johnson Davidson County
Batch# 468563 DEEDQC
09/02/2020 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200902-0099962

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

Affiant

Subscribed and sworn to before me this 2nd day of September, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary

Commission Expires: 5/15/2021

QUIT CLAIM DEED

OWNER	SEND TAX BILLS TO:	MAP & PARCEL
2619 Carter Ave Trust, dated August 28, 2020		
1718 Capital Ave	**NEW OWNER**	**084-01-0-029.00**
Cheyenne, WY 82001		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Rodolfo D. Diaz,** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **The 2619 Carter Ave Trust, dated August 28, 2020,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Dugger Heights, Section IV of record in Plat Book 2083, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Stalvey by Warranty deed from Lynn Hays and wife, Jewell Hays of record in Book 6313, page 216, Register's Office for Davidson County, Tennessee, dated June 08, 1984 and recorded on June 12, 1984.

Being the same property conveyed to Richard D. Stalvey and wife, Mary Anne Stalvey by Quitclaim deed from Richard D. Stalvey of record in Instrument No. 20021009-0123319 Register's Office for Davidson County, Tennessee, dated September 26, 2002 and recorded on October 09, 2002.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty Deed from Richard D. Stalvey and wife, Mary Anne Stalvey, dated June 15, 2020, of record in Instrument No. 20200618-0064383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodolfo D. Diaz by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, dated June 15, 2020, of record in Instrument No. 20200716-0077905, Register's Office for Davidson County, Tennessee.

Being also known as 2619 Carter Avenue Nashville, Tennessee 37206.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of September, 2020

Rodolfo ~~D. Diaz~~

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Rodolfo D. Diaz,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2020.

Notary Public

Commission Expires: 5/15/2021

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (if on paper)

