QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mary Elizabeth Hulsey **1017 Halcyon Avenue** **Nashville, Tennessee 37204**	**118-1-221.00**	**Mary Elizabeth Hulsey** **1017 Halcyon Avenue** **Nashville, Tennessee 37204**
This instrument prepared based upon information provided by the parties without a title search by: Rachel M. Thomas, Esq. 214 Second Avenue North, Suite 103, Nashville, Tennessee 37201		

The actual consideration or value, whichever is greater, for this transfer is $0.00, in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee.

Mary Elizabeth Hulsey

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me, this
the 3rd day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/2023

WILLIAM LIGHTFOOT GOBBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), in accordance with the conditions of the Final Decree of Divorce entered by the Fourth Circuit Court of Davidson County, Tennessee, **LUIS RICARDO OROPEZA**, ("Grantor"), by these presents, does hereby quitclaim and convey unto **MARY ELIZABETH HULSEY** ("Grantee"), her heirs and assigns, all of Grantor's right, title and interest in and to the following described land in Davidson County, Tennessee:

All that piece, parcel or lot of land situate, lying and being in Davidson county, Tennessee and known and designated as Lot No. 36 on the plan of L.G. Noel's Idlewild subdivision, recorded in Book 161, Page 120, of the Davidson County, Register's of Deeds Office, reference to which is hereby made for a more particular description.

Being the same property conveyed to Mary Elizabeth Hulsey, unmarried, by deed of record as Instrument No. 20070426-0049639 on April 26, 2007, Register's of Deed's Office for Davidson County, Tennessee.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Karen Johnson Davidson County
Batch# 470949 **DEEDQC**
09/04/2020 03:29:56 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200904-0101451

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.

Subject to all matters as shown on the Plan of record in Plat Book 161, Page 120, Register's Office for Davidson County, Tennessee.

Covenants, conditions, and restrictions as set forth in instrument recorded in Book 716, Page 763, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 716, Page 763, Register's Office for Davidson County, Tennessee.

This is improved property known as:
1015 Halcyon Avenue, Nashville, Tennessee 37204

Legal description obtained from prior deed.

This conveyance is subject to any and all existing easements and encumbrances of record.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on this the 26 day of August, 2020.

Luis Ricardo 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 **LUIS RICARDO OROPEZA**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed this instrument for the purposes herein contained.

Witness my hand and seal on this the 26 day of August, 2020.

DEBBIE KOHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-8-2024