This Instrument Prepared From Information Furnished by the Parties by:
Stevens Law, PLLC, 511 Enon Springs Road East, Smyrna, Tennessee 37167

Map & Parcel No.: 11400010200

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER:
NEW OWNER	Francisco J. Valdez 7542 Sawyer Brown Road Nashville, TN 37221

Karen Johnson Davidson County
Batch# 471002 DEEDQC
09/08/2020 08:14:41 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200908-0101520

STATE OF TENNESSEE)
ss.:
COUNTY OF RUTHERFORD)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration; I, the undersigned, **Norma Suyapa Valdez**, hereby quitclaim unto **Francisco J. Valdez**, his heirs and assigns forever, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John T. Connor, Surveyor, June 24, 1958, as follows:

Beginning at an iron pin on the easterly margin of Sawyer Brown Road at the southwest corner of the property conveyed to Alfred L. Williams and wife, by deed from Ernest M. Hill and wife, of record in Book 2794, page 170, Register's Office for said county; thence with the easterly margin of said road South 15° 45' West 192.1 feet to an iron pin in C.V. Hutchinson's line; thence with said Hutchinson's line South 85° 30' East 454 feet; thence North 47° 56' East 245 feet to the southern boundary line of the said Williams' property; thence with same 86° 50' West 566 feet to the beginning, and containing 2 acres, more or less.

Being the same property conveyed to Francisco J. Valdez by quitclaim deed dated May 12, 2017 and appearing of record in Instrument No. 20170516-0048478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, regulations and restrictive

covenants of record and any other matters appearing of record that a full title search may reveal.

This is improved property commonly known as 7542 Sawyer Brown Road, Nashville, TN 37221.

This deed is executed for the purpose of carrying out the terms of a Marital Dissolution Agreement in Case No. 20D1311 in the Circuit Court for Davidson County, Tennessee, more specifically styled *Francisco Javier Valdez v. Norma Suyapa Valdez*, to transfer any marital interest the grantor may have.

This deed was prepared based on the prior deed in the chain of title and without the benefit of a full title search by Stevens Law, PLLC. The preparer makes no warranties or guarantees about the title to this property.

IN WITNESS WHEREOF, I have hereunto set my signature on this 3 day of September, 2020.

Norma Valdez

NORMA SUYAPA VALDEZ

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Norma Suyapa Valdez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at my office in Smyrna, Tennessee on this 3 day of September, 2020.

Ellen G. Stevens

NOTARY PUBLIC

ELLEN G. STEVENS NOTARY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6-18-2023

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration given for this transfer is -0-. This deed is exempt from transfer tax pursuant to Tennessee Code Annotated § 67-4-409(a)(3)(E) in that it is a transfer between divorcing spouses.

Affiant

Sworn to and subscribed before me this 3rd day of September, 2020.

NOTARY PUBLIC

My Commission Expires: 6-18-2023

ELLEN G. LONGWORTH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY