QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 473901 DEEDQC
09/11/2020 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200911-0103908

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND NO CENTS ($0.00)

Celso V Melendez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF September 2020.

Michelle L. Crocker
Notary Public

MY COMMISSION EXPIRES: January 3, 2023
(AFFIX SEAL)

MICHELLE L. CROCKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires January 3, 2023

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
CELSO MELENDEZ (NAME)	**CELSO MELENDEZ** (NAME)	**107-13-0-104.00**
919 Goodbar Drive Nashville, Tennessee 37217 (ADDRESS)	**919 Goodbar Drive Nashville, Tennessee 37217** (ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 9th day of September, 2020, the undersigned, **JOSE A. MOLINA, JAYME VELASQUES, JUANA MARTINEZ, and MARIA MELENDEZ DeVILORIO**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **CELSO MELENDEZ**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of 919 Goodbar Drive, Nashville, Tennessee 37217 and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Miro Meadows, of record in Book 1424, Pages 94 & 95, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Juana Martinez and Maria Melendez DeVilorio by Quitclaim Deed, from Jose A. Molina, of record in Instrument No. 200606027-0076336, dated the 26th day of June, 2006.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. The Plan of record in Plat Book 1424, Pages 94 & 95, in the Register's Office for Davidson County, Tennessee. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, this instrument has been executed this 9th day of September, 2020.

GRANTOR: JOSE A. MOLINA

Jose A. Molina
JOSE A. MOLINA

GRANTOR: JAYME VELASQUES

Jayme Velasques
JAYME VELASQUES

GRANTOR: JUANA MARTINEZ

JUANA MARTINEZ

GRANTOR: MARIA MELENDEZ DeVILORIO

Maria A. Melendez
MARIA MELENDEZ DeVILORIO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Jose A. Molina, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 9th day of September, 2020.

Michelle L Crocker
NOTARY PUBLIC

My Commission expires: January 3, 2023

MICHELLE L. CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Jayme Velasques, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 9th day of September, 2020.

Michelle L Crocker
NOTARY PUBLIC

My Commission expires: January 3, 2023

MICHELLE L. CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Juana Martinez, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 9th day of September, 2020.

Michelle L Crocker
NOTARY PUBLIC

My Commission expires: January 3, 2023

MICHELLE L. CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 3, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, Maria Melendez DeVilorio, with whom I am personally acquainted or who provided identification, and who upon oath executed the foregoing instrument for the purposes contained therein.

WITNESS my hand and seal this 9th day of September, 2020.

Michelle L Crocker
NOTARY PUBLIC

My Commission expires: January 3, 2023

MICHELLE L. CROCKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires January 3, 2023

True Copy Certification

I, Grover Collins, 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, Seth N. Cline, a notary public for this county and state, Grover Collins 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: MARCH 7, 2023
Notary's Seal (if on paper)

