Karen Johnson Davidson County
Batch# 496535 DEEDQC
10/15/2020 01:13:06 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201015-0120021

Prepared by:
Lisa Webb, Esq.
5505 Edmondson Pike, Suite 11
Nashville, Tennessee 37211

Map & Parcel No.:
13611000100

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

THIS INSTRUMENT was made and entered into this 7th day of October, 2020, by and between:

MARIA J. CORTEZ ("Grantor") and EDGAR BERNARDO SOTO ("Grantee"), to whom will hold title in fee simple.

IN CONSIDERATION of the sum of Zero Dollar ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described improved real property at 3644 Anderson Road, Nashville, Tennessee 37217, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF REVISED PRIEST LAKE PARK, SECTION 1, OF RECORD IN PLAT BOOK 3842. PAGE 243, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Maria J. Cortez, Married, heirs and assigns, party of the second part, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, dated September 15, 2010, of record in Instrument No. 20100917-0074055, Register's Office for Davidson County, Tennessee.

Being the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated February 18, 2010, and recorded at Instrument No. 20100702-0051942 in the Register's Office of Davidson County, Tennessee.

Name and Address of New Owner:
Edgar Bernardo Soto
3644 Anderson Road
Nashville, Tennessee 37217

Name and Address of Entity Responsible
For Payment of Real Property Taxes:
Edgar Bernardo Soto
3644 Anderson Road
Nashville, Tennessee 37217

WITNESS MY HAND this the 7th day of October, 2020.

MARIA J. CORTEZ, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, MARIA J. CORTEZ, personally appeared and executed the foregoing instrument for the purpose described therein.

WITNESS my hand and seal, this 7th day of October, 2020.

SEAL JENNA FECI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 11-4-2023

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Edgar Soto
Affiant

Subscribed and sworn before me, this 15th day of October, 2020.

Notary

Ana V. Aben
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

09/02/2024