(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 501569 DEEDQC
10/26/2020 12:03:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201026-0123800

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

The actual consideration is $0.00

Affiant: JEJ

Notary Public:

My Commission Expires: 10/23/23

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Daniel P. Valencia
304 Alice Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Same

MAP/PARCEL:
147-07-0-202.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **JULIA ESPINOZA, AN UNMARRIED WOMAN,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **DANIEL P. VALENCIA, AN UNMARRIED MAN,** (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 26 AS SHOWN ON PLAT OF RESUBDIVISION OF LOTS 26, 27, 28 & 29 OF THE SUBDIVISON OF THE PRITCHETT LAND, OF RECORD IN BOOK 7900, PAGE 277, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIEL P. VALENCIA AND WIFE, JULIA ESPINOZA, BY WARRANTY DEED FROM RIVER CREST HOMES, LLC, DATED SEPTEMBER 2, 2005, OF RECORD IN INSTRUMENT NO. 20050907-0107428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property commonly known as: 304 Alice Avenue, Nashville, TN 37211.

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.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this the 24 day of September, 2020.

JULIA ESPINOZA

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **JULIA ESPINOZA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville (city), Tennessee (state), this 24 day of September, 2020.

Notary Public

My Commission Expires:

JOHN BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY