Name and Address of New Owner:
Maria M. Portillo, Jose Alfredo Ferdinand Lopez, and Joseph Araell Fernandez Portillo
240 Sailboat Drive
Nashville, TN 37217

Send Tax Bills To:
Maria M. Portillo, Jose Alfredo Ferdinand Lopez, and Joseph Araell Fernandez Portillo
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 149040220.00

Karen Johnson Davidson County
Batch# 502234 DEEDQC
10/28/2020 09:27:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201028-0124655

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maria M. Portillo married,** "the Grantors," convey and quitclaim unto **Maria M. Portillo, Jose Alfredo Ferdinand Lopez, and Joseph Araell Fernandez Portillo,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 323 on the plan of Edge-O-Lake Estates, Section IX, as of record in Book 3700, page 131, Register's Office for said County.

Said Lot No, 323 fronts 80 feet on the easterly side of Sailboat Drive and runs back between line, 173.75 feet on the northerly side and 155.55 feet on the southerly side to a broken line at the rear on which it measures B87,16 feet thereon.

Being the same property conveyed to Maria M. Portillo, married by Warranty Deed from Glenn Clute and Helen Clute, recorded on _____ and of record in Instrument No. 202010280124653___, Register's Office for Davdison County, TN.

Being the same property conveyed to Glenn Clute and Helen Clute by Warranty Deed from the Estate of Zelma B. Watson, recorded on June 18, 2003, of record in Instrument No. 20030618-0084299, Register's Office for Davidson County, TN.

This is improved property known as 240 Sailboat Dr., Nashville, TN 37217.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 19th day of October, 2020.

Maria Portillo (SEAL)
Maria M. Portillo

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Maria Portillo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of October, 2020.

Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 19th day of October, 2020.

Notary Public
My commission expires: 11-8-22

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2022

File # 2020-1764

True Copy Certification

I, John A Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Dana Lowdon a notary public for this county and state, John A Bell Jr. 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: 3-8-2021
Notary Seal (if on paper)

DANA LOWDON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY