This instrument prepared by:
First American Title Attn:
Recording Team
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Karen Johnson Davidson County
Batch# 515980 DEEDQC
11/13/2020 11:31:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201113-0134217

File No.: **1061852LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 03/23/2020, by and between **ANTONIO JAVIER AGULIAR**, party of the first part, and **ANTONIO JAVIER AGUILAR**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **Cane Ridge**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20130802-0080646** in said Registor's office.

X The property is improved with an address of: **2209 WORTHINGTON AVE, CANE RIDGE, TENNESSEE 37013**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

ANTONIO JAVIER AGUILAR

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me Ann Stathos Donnell (name of notary public), Antonio Javier Aguilar, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 03/23/2020

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $**0.00 Exempt per T.C.A. 67-4-409(a)(4)**.

Affiant

Subscribed and sworn to before me this the 03/23/2020.

Notary Public

My Commission Expires: 11/03/2020

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
173-06-0B-042.00-C

NAME AND ADDRESS OF A PROPERTY OWNER:
ANTONIO JAVIER AGUILAR
2209 WORTHINGTON AVE
CANE RIDGE, TENNESSEE 37013

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
ANTONIO JAVIER AGUILAR
2209 WORTHINGTON AVE
CANE RIDGE, TENNESSEE 37013

EXHIBIT 'A'

Real property is situated in the City of CANE RIDGE, County of DAVIDSON, State of Tennessee, and is described as follows:

BEING ALL OF LOT NO. 42, ON THE FINAL PLAT PHASE ONE, CAMBRIDGE PARK AT BARNES ROAD SUBDIVISION, OF RECORD IN INSTRUMENT 201209120082696, SAID REGISTER'S OFFICE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A.P.N. 173-06-0B-042.00-C

Being all of that certain property conveyed to ANTONIO JAVIER AGULIAR, AN UNMARRIED MAN from ATKINS & ASSOCIATES HOMEBUILDERS INC, by deed dated 07/31/2013 and recorded 08/02/2013 in Instrument Number 20130802-0080646 of official records.

True Copy Certification

I, Allyn Morgan, 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 _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueary, notary public for this county and state, appeared allyn morgan 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: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363