Karen Johnson Davidson County
Batch# 520603 DEEDQC
11/24/2020 09:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201124-0137672

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Zonia E. Estrada** ("Grantor"), **a married woman,** hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ulysses Valdez and Alexandra Gregory,** (Grantee), **husband and wife,** all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 20 on the Plan of Hargis Heights, as record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Oscar Arnoldo Munoz Garcia's intent is to convey ANY and ALL marital rights he may have in said property.

Being all or part of the same property conveyed to Grantor herein by WARRANTY DEED of record at Instrument Number **20010314-0024467** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 18 day of **November, 2020.**

Zonia E. Estrada

Oscar Arnoldo Munoz Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Zonia E. Estrada and Oscar Arnoldo Munoz Garcia** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **November, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18 day of **November, 2020.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS: **2537 Stinson Rd.**
Nashville, TN 37214

TAX PARCEL NO.: **84 16-0 51**

PROPERTY OWNER: **Ulysses Valdez**
OWNER'S ADDRESS: **Alexandra Gregory**
2537 Stinson Road
Nashville, TN 37214

MAIL TAX BILLS TO: **Owner of Record**
at property address

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022