QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2020.

Notary Public

Commission Expires 9/2/2024

KERI V MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 2, 2024

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 526546 DEEDQC
12/08/2020 11:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201208-0142394

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Carmen C. Solorzano, Trustee & Mary F. Peters, Trustee 860 Glendale Lane Nashville, TN 37204	Same as Owner	117 08 0 163.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **CARMEN C. SOLORZANO and MARY FRANCES PETERS** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **CARMEN C. SOLORZANO, AS TRUSTEE OF THE CARMEN SOLORZANO LIVING TRUST DATED JUNE 1, 2009,** and **MARY F. PETERS, AS TRUSTEE OF THE MARY F. PETERS LIVING TRUST DATED JUNE 1, 2009**, as tenants in common (hereinafter called the "Grantee), and Grantee's successors and assigns, that certain tract or parcel of land in Davidson, State of Tennessee, described as follows, to-wit:

Being Lot No. 196 on the Plan of Victoria Place of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Grantor herein by Warranty Deed of record in Instrument No. 20130520-0050637, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1500 Clayton Avenue, Nashville, TN 37212.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, we have hereunto set our hands this 22 day of November, 2020.

CARMEN C. SOLORZANO, Grantor

MARY FRANCES PETERS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Carmen C. Solorzano and Mary Frances Peters, the within named bargainors, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 23 day of November, 2020.

Commission Expires: 9/2/2024 Keri V McInnis
NOTARY PUBLIC

KERI V MCINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 2, 2024

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Mary Gail Porter
Notary Signature