Karen Johnson Davidson County
Batch# 530988 DEEDQC
12/11/2020 10:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201211-0145394

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, **Mauricio Hernandez Aguilar** ("Grantor"), **a single man**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mauricio Hernandez Aguilar, a single man and Eugenio Hernandez Cana, a married man,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 80 on the plan of Luna Heights, Section 3, of record in Book 2900, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot No. 80 fronts 230 feet on a curve on the northerly margin of Luna Court and runs back 160.1 feet on the northerly side and 218.5 feet on the westerly side to a dead line in the rear on which it measures 85.1 feet thereon.

FOR INFORMATION PURPOSES ONLY: 3405 Luna Court, Nashville, TN 37214

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.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20200803-0085492** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 4th day of **December, 2020.**

Mauricio Hernandez Aguilar
Mauricio Hernandez Aguilar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mauricio Hernandez Aguilar**, 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 4th day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.**

Mauricio Hernandez Aguilar
AFFIANT

SUBSCRIBED AND SWORN before me this the 4th day of **December, 2020.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/08/2022

PROPERTY ADDRESS:	**3405 Luna Ct.** **Nashville, TN 37211**
TAX PARCEL NO.:	**14802004000**
PROPERTY OWNER: OWNER'S ADDRESS:	**Mauricio Hernandez Aguilar and Eugenio Hernandez Cana** **3405 Luna Ct.** **Nashville, TN 37211**
MAIL TAX BILLS TO:	**Owner of Record** 3405 Luna Ct. Nashville, TN 37211

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

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