Karen Johnson Davidson County
Batch# 533448 DEEDQC
12/15/2020 08:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201215-0147497

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, **Israel A Sanchez Barahona, a unmarried man, and Marta Escobar de Sanchez, a married woman** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Marta Escobar De Sanchez, and Jose Juan Adolfo Sanchez Perez,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 Monte Carlo, Section 2-B of record in Book 5050,Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a mroe complete and accurate description of said lot.

FOR INFORMATION PURPOSES ONLY: 545 Cedarmont Drive, Antioch, TN 37013

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 **20200918-0107167** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 10 day of **December, 2020.**

Israel A Sanchez Barahona

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Israel A Sanchez Barahona,** 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 10 day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

IN TESTIMONY WHEREOF I/we have executed this instrument the 9 day of **December, 2020.**

Marta Escobar de Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Marta Escobar de Sanchez,** 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 9 day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

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.**

Emily Reed
AFFIANT

SUBSCRIBED AND SWORN before me this the 10 day of **December, 2020.**

Cari Allen
NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS:	**545 Cedarmont Dr.** **Antioch, TN 37013**
TAX PARCEL NO.:	**17301016300**
PROPERTY OWNER: OWNER'S ADDRESS:	**Marta Escobar De Sanchez** **Jose Juan Adolfo Sanchez Perez** **545 Cedarmont Drive** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owner of Record** **545 Cedarmont Drive** **Antioch, TN 37013**

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