This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20201786R

Karen Johnson Davidson County
Batch# 544701 DEEDQC
01/04/2021 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210104-0000777

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 28 day of December, 2020.

NOTARY PUBLIC

My Commission Expires: 5/30/21

NEW OWNER:

Jessica Franco and Raquel Davila
1708 Eastside Avenue
Nashville, TN, 37206

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

094-02-0-066.00

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Jessica Franco, an unmarried woman (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Jessica Franco, unmarried, and Raquel Davila, unmarried, as joint tenants with rights of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of United Electric Railway Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Franco, unmarried, by deed from 1708 Eastside Avenue, LLC, of record in Instrument Number 202101040000775, *Register's Office for Davidson County, Tennessee.*

This property is commonly known as 1708 Eastside Avenue, Nashville, TN 37206.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

IN WITNESS WHEREOF, effective this the 28 day of DECEMBER, 2020.

GRANTOR:

Jessica Franco

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF NEW YORK

COUNTY OF NEW YORK

TC Kings Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica Franco with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 28th day of December, 2020.

NOTARY PUBLIC TONY CHAN

My Commission Expires: 02/06/2021

TONY CHAN
Notary Public – State of New York
NO. 01CH6353962
Qualified in Kings County
My Commission Expires Feb 6, 2021

True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023