Karen Johnson Davidson County
Batch# 547418 DEEDQC
01/05/2021 01:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001746

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, **Honorio Lemus** ("Grantor"), **a married man**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Honorio Lemus and wife, Graciela Gonzalez and Cayetano Guzman and wife Rita Ramos,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being Lot N. 138 on Final PUD Plan of JACKSON'S RETREAT, Phase, Three, as of record in Plat Book 5200 Page 517 & 518, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for an 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.

Being all or part of the same property conveyed to Grantor herein by WARRANTY DEED of record at Instrument Number **20070927-0115228** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 31st day of **December, 2020.**

Honorio Lemus
Honorio Lemus

Graciela Gonzalez
Graciela Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Honorio Lemus and Graciela Gonzalez,** 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 31st day of **November, 2020.**

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/7/2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

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.**

J O'Connell
AFFIANT

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

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/7/2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

PROPERTY ADDRESS:	**1505 Andchel Dr.** **Hermitage, TN 37076**
TAX PARCEL NO.:	**086 04 0 012.00**
PROPERTY OWNER:	**Honorio Lemus and Graciela Gonzalez** **Cayetano Guzman and Rita Ramos**
OWNER'S ADDRESS:	**1505 Andchel Drive** **Hermitage, TN 37076**
MAIL TAX BILLS TO:	**OWNER OF RECORD** 1505 Andchel Dr. Hermitage, TN 37076

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