Name and Address of New Owner:
Jose Y. Sanchez 219 Bonnavue Dr.
Hermitage, TN 37076

Send Tax Bills To:
Roundpoint Mortgage Servicing
PO Box 2927
Phoenix, AZ 85062-2927

Karen Johnson Davidson County
Batch# 547821 DEEDQC
01/06/2021 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210106-0002241

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 075-05-0-090.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose Y. Sanchez**, "the Grantor," convey and quitclaim unto **Jose Y. Sanchez AKA Jose Y. Sanchez-Perez, Herbert Antonio Sanchez Duran and Ignacio Yanell Sanchez,** "the Grantees," as joint tenants with right of survivorship and not as tenants in common, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 956 on the Plan of Hermitage Hills, Section VIII, as of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 119.27 feet on the Westerly side of Bonnavue Drive and runs back 143.9 feet on the Northerly Line and 163.95 feet on the Southerly line to a deadline in the rear on which it measures 58.55 feet.
>
> Being the same property conveyed to Jose Y. Sanchez, unmarried from Michael E. Tate, Sr. and wife, Myrna E. Tate by Warranty Deed dated 12/15/2017 and recorded in Instrument Number: 201712200129724, in the Register's Office of Davidson County, Tennessee
>
> This improved property known as: **219 Bonnavue Drive, Hermitage, Tennessee 37076.**

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 31th day of December, 2020.

_____(SEAL)
Jose Y. Sanchez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jose Y. Sanchez, AKA Jose Y. Sanchez-Perez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 31th day of December, 2020.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31th day of December, 2020.

_____
Notary Public
My commission expires: _____

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A Bell Sr., 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Deliona Lowjoan a notary public for this county and state, John A Bell Sr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

DELIANA LOWJOAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 3-8-2021

Notary' Seal (if on paper)