Karen Johnson Davidson County
Batch# 549129 DEEDQC
01/07/2021 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210107-0003126

QUITCLAIM DEED

From: Leticia R. Tullis

To: Victor Varela

This instrument prepared by:
Mark T. Freeman
2126 21st Avenue South
Nashville, Tennessee 37212

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Victor Varela 219 Tusculum Road Antioch, TN 37013	Victor Varela PO Box 28 Dickson, TN 37064	Instrument No.: DB-20061205 014995 Parcel ID: 16200003600

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, **Leticia R. Quihuis-Varela v. Victor Varela**, Chancery Court for Williamson County, Tennessee, Docket No. 48146M, Leticia R. Tullis (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Victor Varela (the "Grantee") all of Grantor's right, title and interest in and to certain land in 219 Tusculum Road, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

The tract of land in Davidson County, Tennessee, in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee of record in Plat Book 65, page 315, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the property conveyed to Victor Varela and wife, Leticia R. Quihuis-Varela, by deed from Joseph Dick, of record in Instrument No. DB-20061205 014995, Map No.: 162 and Parcel No.: 36.00, Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, and a lien for taxes for the current year and subsequent years.

This is improved property known as 219 Tusculum Road, Antioch TN 37013.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 6 day of Janu 2020.

Leticia R. Tullis

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Leticia R. Tulli, with whom I am personally acquainted, who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of January 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-21

STATE OF Tennessee)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Leticia R. Tullis

Sworn to and subscribed before me this 6 day of Janu, 2021.

NOTARY PUBLIC

11-8-2021
My commission expires

The actual consideration or value, whichever is greater, is $0.

202101070003126

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212