Karen Johnson Davidson County
Batch# 554612 DEEDQC
01/14/2021 02:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210114-0006620

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of January, 2020.

Notary Public

Commission Expires 3-7-2023

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc. , 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Zachary R. Tichenor And Cynthia Cadena 404 Dupont Avenue Madison, TN 37115	Owner	043-09-0-383.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **ZACHARY R. TICHENOR** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy by the entireties with my wife, **CYNTHIA CADENA,** by these presents do hereby grant, quitclaim and convey unto the said, **CYNTHIA CADENA** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant by the entireties with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot 1, on the Plan of Final Subdivision Plat Resubdivision of Lot 4, Block "K", Woodlawn Estates of record in Plat at Instrument No. 20060131-0012139, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Zachary R. Tichenor by Deed dated February 27, 2017 from Amy Smith (formerly known as Amy Gasser) recorded February 28, 2017, in Instrument Number 20170228-0019669, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 404 Dupont Avenue, Madison, TN 37115.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is also subject to the Deed of Trust of record in Instrument No. 20170228-0019670 in said Register's Office.

IN WITNESS WHEREOF, I have hereunto set my hand this 14 day of January, 2021.

ZACHARY R. TICHENOR, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ZACHARY R. TICHENOR, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 14 day of January, 2021.

Commission Expires: 3-7-2023

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023