This Instrument Prepared by:
Solomon Parks Title & Escrow
305B Indian Lake Blvd Ste 220
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 555843 DEEDQC
01/19/2021 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0007548

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

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

Notary Public

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No:**
Jose A. Fernandez Hortencia Fernandez 3452 Calais Circle Antioch, TN 37013	Same as New Owner	150-09-0A-188.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Susan Alonzo, unmarried** has bargained and sold and does hereby quitclaim, transfer and convey all his rights, title and interest which he may have in the remaining described property to **Jose A. Fernandez and Hortencia Fernandez, husband and wife** their heirs, successors and assigns, forever, being that property located and situated in **Davidson** County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Forest View Park, Section Ten, Phase Two of record in Plat Book 7900, Page 720, 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 Jose A. Fernandez, married and Susan Alonzo, unmarried, as tenants common with rights of survivorship by Warranty deed from Jesse E. Tetterton, unmarried of record in Instrument No. 20131223-0129456 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 23, 2013.

This is improved property known as 3452 Calais Circle Antioch, TN 37013.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this 28 day of December 2020.

Susan Alonzo

Susan Alonzo

STATE OF Tennessee
COUNTY OF Sumner

Before me, the undersigned Notary Public, personally appeared **Susan Alonzo**, who is known to me, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 28 day of December, 2020.

My Commission Expires:

4-17-23

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)