Karen Johnson Davidson County
Batch# 562546 DEEDQC
01/27/2021 12:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210127-0012147

*PREPARED BY:*
*PREMIER LAND TITLE & ESCROW*
*Bert W. McCarter*
*877 Seven Oaks Blvd., Ste 590*
*Smyrna, TN 37167*

**STATE OF TENNESSEE)**
**COUNTY OF RUTHERFORD)**
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this 27th day of January, 2021.

Notary Public
My Commission Expires: 4-17-23

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

**ADDRESS OF NEW OWNER:**
**Ovidio Emeterio Mejia Diaz**
**306 Lallemand Court**
**Nashville, TN 37211**

**SEND TAX BILLS TO:**
Ovidio Emeterio Mejia Diaz
306 Lallemand Court
Nashville, TN 37211

**Map/Parcel:**
**148-02-0-061.00**
**306 Lallemand Court**
**Nashville, TN 37211**

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Lynnze Ethridge Cisco, as Heir-At-Law of the Estate of Robert C. Ethridge,** has/have this day bargained and sold and hereby conveys and quitclaims unto **Ovidio Emeterio Mejia Diaz, a married man,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 23 on the Plan of LUNA HEIGHTS, Section Two, as appearing of record in Book 2900, Page 85, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 23 fronts 64.0 feet on the northerly side of Lallemand Court and extends back 241.0 feet on the Easterly line and 255.0 feet on the westerly line to a dead line in the rear, which is a broken line, measuring a total of 143.0 feet thereon.

BEING the same property conveyed to Ovidio Emeterio Mejia Diaz, a married man by Warranty Deed from Lisa Michelle Reid, as Administratrix of the Estate of Robert C. Ethridge and Lisa Michelle Reid and Jeremy Ethridge and Carla Perry-Wilhelm and Helen E. Neal and Mary E. Sexton, as Heirs-At-Law dated September 25, 2020 and appearing of record in Instrument Number 20200925-0110726, in the Register's Office for Davidson County, Tennessee. **The said Helen E. Neal and Mary E. Sexton were not Heirs-At Law of the Estate. Johnny Lynn Ethridge, son**

**of Robert and Ruby Ethridge, being an Heir-At-Law who died on 12/3/2014 leaving Lynnze Ethridge Cisco, his daughter, as his Heir-At-Law. See Affidavit of Heirship of record in Instrument Number _____202101270012146_____, in the Register's Office for Davidson County, Tennessee.**

BEING the same property conveyed to Robert C. Ethridge and wife, Ruby C. Ethridge by Deed from David M. Emerson and wife, Sandra K. Emerson dated 1/17/1967 and filed for record in Book 4094, Page 569, in the Register's Office for Davidson County, Tennessee. The said Ruby C. Ethridge died on October 17, 2019 leaving Robert C. Ethridge as the fee simple owner of subject property as the surviving tenant by the entirety. The said Robert C. Ethridge (aka Robert Carl Ethridge) died intestate on March 25, 2020. Lisa Michelle Reid was appointed as Administratrix pursuant to Letter of Administration and Order Opening Estate for Full Administration filed 5/28/2020 in Docket No. 20P829, in the Circuit Court for Davidson County, Tennessee.

**Description Reference: Description is the same as that used in prior deed of record. No title search was performed prior to drafting this document and no warranties are made as to this title.**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26 day of January, 2021.

p Lynnze Ethridge Cisco

**Lynnze Ethridge Cisco**

State of Tennessee
County of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Lynnze Ethridge Cisco**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 26 day of January, 2021.

Jeannette Cross
NOTARY PUBLIC

My Commission Expires Sept 26, 2022

JEANNETTE CROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
My Commission Expires Sept. 26, 2022

**True Copy Certification**

I, **Teresa Taylor**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Teresa Taylor

Signature

State of Tennessee

County of Rutherford

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

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Notary Seal

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

202101270012147