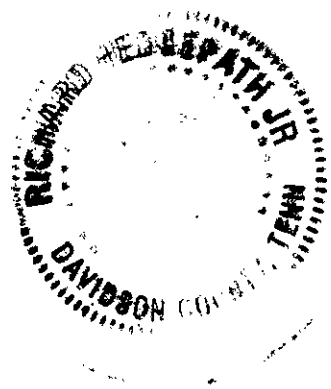
Karen Johnson Davidson County
Batch# 565966 DEEDQC
02/02/2021 10:09:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210202-0014826

# QUITCLAIM DEED




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 27th day of January 2021

Affiant

NOTARY PUBLIC

My commission expires: 03-07-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

| NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| **Joaquim Jose Gabriel da Casa Branca de Andrade** | Same | 141 05 0A 319.00 |
| 536 Wolfeboro Lane | | |
| Nashville, TN 37221 | | |

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the Third Circuit Court for Davidson County, Tennessee, docket #20D-1482 pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose conveying all of my right, title interest and equity to **Joaquim Jose Gabriel da Casa Branca de Andrade, I, LAURA TAMARA DEL CUETO,** hereinafter referred to as Grantor, by these present do hereby quitclaim, transfer and convey to **JOAQUIM JOSE GABRIEL DA CASA BRANCA DE ANDRADE,** hereinafter referred to as Grantee, his successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Avondale Park, Phase 2, Section 3B as shown on the plan of record in Instrument No. 20110208-0011099 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Thuy Kimt Tracy and Thomas Gerald Tracy, wife and husband by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140627-0056475 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 27, 2014.

Prior deed erroneously referenced Grantor's name as Thuy Kimt Tracy when in fact her name is Thuy Kim Tracy.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20110208-0011099, in the Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, 20090331-0023791, 20101223-0102254 and 20190313-002316, in the said Register's Office.

Charter recorded at Instrument No. 20081203-0117350, in the said Register's Office.

Easements of record at Instrument No. Book 787, Page 7, Book 4193, Page 903, Book 5738, Page 819, 832, Book 7601, Page 400, Book 1237, Page 674, Instrument No. 20041207-0145662, 20040204-0013639, 20040204-0013640, 20040204-0013641, Instrument No. 20060110-

Being the same property conveyed to Joaquim Jose Gabriel da Casa Branca de Andrade by warranty deed from Thuy Kim Tracy and Thomas Gerald Tracy, wife and husband, of record as instrument #20200416-0040015 in the Register's Office for Davidson County, Tennessee.

This is improved property known as:**536 Wolfeboro Lane, Nashville, TN 37221.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 27th day of January 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

**LAURA TAMARA DEL CUETO** - Grantor

RICHARD HEDGEPATH JR NOTARY PUBLIC DAVIDSON COUNTY, TENN

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LAURA TAMARA DEL CUETO**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January 2021

**NOTARY PUBLIC:**

**My commission expires:** 03-07-2023