Karen Johnson Davidson County
Batch# 569447 DEEDQC
02/05/2021 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210205-0017000

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Amado Ariel Valey Vasquez, unmarried,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Felipe Lopez Cervantes,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in the 5th, formerly 7th, Civil District of said County and State, the westerly 70 feet of Lot 11 on the unrecorded of Chester Maxwell's Subdivision, described according to a survey made by E. J. Wilkinson Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to Thomas Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

*****Grantor warrants that this property is not their primary/marital residence, and that said property has been used for investment purposes only.**

Being all or part of the same property conveyed to Grantor herein by **WARRANTY DEED** of record at Instrument Number **20130314 – 0025330** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 30TH day of **December, 2020.**

Amado Ariel Valey Vasquez
Amado Ariel Valey Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado Ariel Valey Vasquez,** with whom I am personally acquainted, and who acknowledged that ~~she~~ he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30TH day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

FELIPE LOPEZ CERVANTES
AFFIANT

SUBSCRIBED AND SWORN before me this the 30TH day of **December, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS: **319 Flora Maxwell Road**
Nashville, TN 37215

TAX PARCEL NO.: **14707012800**

PROPERTY OWNER: **Felipe Lopez Cervantes**
99 South Graycroft Avenue
Madison, TN 37115

MAIL TAX BILLS TO: **Felipe Lopez Cervantes**
99 South Graycroft Avenue
Madison, TN 37115

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022