Karen Johnson Davidson County
Batch# 569447 DEEDQC
02/05/2021 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210205-0017007

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 A. Valey Vasquez, a single man,** ("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:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED, LYING AND BEING IN THE COUNTY OF DAVIDSON, SATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO 149, RIVER TRACE ESTATES, PHASE I SECTION II, OF RECORD IN PLAT BOOK 6900, PAGE 158 & 159, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

SAID CONVEYANCE IS MADE SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND RIGHTS APPEARING OF RECORD AGAINST THE ABOVE DESCRIBED PROPERTY; ALSO SUBJECT TO ANY STATE OF FACTS WHICH AN ACCURATE SURVEY OF SAID PROPERTY WOULD SHOW.

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 **SPECIAL WARRANTY DEED** of record at Instrument Number **20101117 - 0092081** in said Register's Office.

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

Amado A Valey Vasquez
Amado A. Valey Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado A. Valey Vasquez,** with whom I am personally acquainted, and who acknowledged that she 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: **216 Steamboat Ct**
Nashville, TN 37214

TAX PARCEL NO.: **062020A14900CO**

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