Karen Johnson Davidson County
Batch# 569447 DEEDQC
02/05/2021 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210205-0017010

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, **Felipe Lopez Cervantes, unmarried, and Amado Ariel Valey, unmarried, as tenants in common,** ("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 Davidson County, Tennessee, being Lot No. 10 on the plan of subdivision of Lots Nos. 35, 36 and 37 in the subdivision of part of the H. B. Chadwell Tract, of record in Plat Book 547, Page 60, Register's Office for said County, describe according to a survey made by Blanchard and Parrish, Engineers, November 21, 1941, as follows:

Beginning at an iron pin in the southerly line of the property conveyed to F. M. Powell and wife by deed from W.Y. Partee and wife of recode in Book 725, Page 241, said Register's Office , 35 feet south 57 degrees 25' east from the center of a private drive; thence with Powell's southerly line, south 57 degrees 25; east 144.8 feet to an iron pin; thence south 20 degrees 57' west 162.7 feet to an iron pin, thence north 72 degrees 50' west 120 feet; thence north 15 degrees 00' east 200.3 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 **20141017 - 0096031** in said Register's Office.

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

Amado Ariel Valey
Amado Ariel Valey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado Ariel Valey**, 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 30 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 30 day of **December, 2020.**

NOTARY PUBLIC

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

MY COMMISSION EXPIRES: 7-5-21

PROPERTY ADDRESS: **882 Idlewild Drive**
Madison, TN 37115

TAX PARCEL NO.: **05205020000**

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

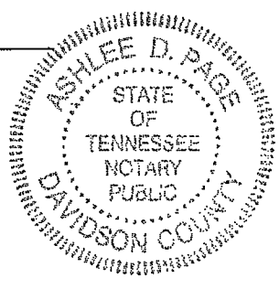
Certificate of Authenticity

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



My Commission Expires: 11/08/2022