Karen Johnson Davidson County
Batch# 570376 DEEDQC
02/08/2021 12:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210208-0017805

File Number: OS3300-20086187

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
AGUSTIN LUIS FIGUEROA and **HANNAH CATHERINE COLE MCGREW**, 908 CAHAL AVE, NASHVILLE, TN 37206

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072-09-0-368-00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): quitclaim for no consideration

Agustin Luis Figueroa who acquired title as Agustin Luis Figueroa Olivares and Hannah Catherine Cole McGrew, husband and wife, hereinafter grantors, whose tax-mailing address is **908 CAHAL AVE, NASHVILLE, TN 37206**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Agustin Luis Figueroa and Hannah Catherine Cole Mcgrew, Husband and Wife**, hereinafter grantees, whose tax mailing address is **908 CAHAL AVE, NASHVILLE, TN 37206**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of NASHVILLE, County of Davidson, State of TN, and is described as follows: Being Lot No. 88 and the West 1/2 of Lot No. 87 on the Plan of Springdale Subdivision as of record in Book 974, page 18, Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the Southerly side of West Cahal Avenue and run back between parallel lines 157.5 feet to a dead line. Being the same property conveyed from Claire E. Grecco, unmarried woman to

Agustin Luis Figueroa Olivares and Hannah Catherine Cole McGrew, husband and wife by Warranty Deed dated August 17, 2018 and recorded August 20, 2018 in Instrument Number 20180820-0082026. APN: 072-09-0-368-00
Property Address is: 908 CAHAL AVE, NASHVILLE, TN 37206

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072-09-0-368-00

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on January 25, 2021:

Agustin Luis Figueroa

Agustin Luis Figueroa

STATE OF New Mexico
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me on Jan 25, 2021 by **Agustin Luis Figueroa** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

OFFICIAL SEAL
Marilyn F. Townsend
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/26/2023

Marilyn F. Townsend
Notary Public

Executed by the undersigned on January 25, 2021. HM

Hannah Catherine Cole McGrew

Hannah Catherine Cole McGrew

STATE OF New Mexico
COUNTY OF Bernalillo

The foregoing instrument was acknowledged before me on Jan 25, 2021 by **Hannah Catherine Cole McGrew** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

OFFICIAL SEAL
Marilyn F. Townsend
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8/26/2023

Marilyn F. Townsend
Notary Public

State of PA
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 1.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 4 day of Feb, 2021.

Affiant

Stefanie Schneider
Print Name

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(Seal)

Jennifer L Lander
Notary Public

My commission expires:

10/17/2023

Jennifer L. Lander
Print Name

CTIC# _____

Tennessee Certification of Electronic Document

I, Auburn R Carnegie, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 law.

Signature

State of PA

County of Allegheny

Personally appeared before me, Jennifer L. Lander, a notary public for this county and state,
Notary's Name

Auburn R Carnegie, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Jennifer L Lander
Notary's Signature

MY COMMISSION EXPIRES: 10/17/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
JENNIFER L LANDER - Notary Public
Allegheny County
My Commission Expires Oct 17, 2023
Commission Number 1355954

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731