Karen Johnson Davidson County
Batch# 570602 DEEDQC
02/08/2021 04:00:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210208-0018091

NEW OWNER:

Armondo S. Hernandez &
Teresa Wondrone Parsons
2965 McGavock Pike
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map -Parcel Number:
073160-036.00

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **ARMONDO S. HERNANDEZ, a single man,** hereinafter called the Grantor, has quitclaimed to **ARMANDO S. HERNANDEZ, a single man, AND TERESA WONDRONE PARSONS, a single woman, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 3rd Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 152 on the Plan of Sunset View, Section 1, of record in Book 2331, Pages 100 and 101, and revised in Book 2663, Pages 270 and 28, Register's Office for Davidson County, Tennessee, where said Plan Reference describes a more accurate description of said property.

Said Lot No. 152 fronts 125 feet on the southwesterly margin of McGavock Pike and extends back southwesterly between lines 240 feet to a dead-line in the rear measuring 125 feet thereon.

Being the same property conveyed to ARMONDO S. HERNANDEZ, a single man, by Warranty Deed from DAVID L. THOMAS AND WIFE, LINDA L. THOMAS FKA LINDA L. WEBB, dated January 22, 2021 and of record as Instrument 20210203-0015516, Register's Office for Davidson County, Tennessee.

Armondo S. Hernandez and Armando S. Hernandez being one and the same.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 2965 McGavock Pike, Nashville, TN 37214.

WITNESS SIGNATURE(S) this 5th day of February, 2021.

ARMONDO S. HERNANDEZ

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ARMONDO S. HERNANDEZ,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 5th day of February, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 5th day of February, 2021.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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 law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY