SEND TAX BILLS TO:
New Property Owners:
Miguel Alexander Colindres &
Cesiah Elizabeth Quiej Mayen
121 Irvin Road
LaVergne, TN 37086

THIS INSTRUMENT PREPARED BY:

Timothy A. Davis, B.P.R. # 20048
Attorney at Law
115 East Main Street
Lebanon, TN 37087
(615) 444-7272

Map – Parcel – Numbers: 52-16-0-A-24.00

Karen Johnson Davidson County
Batch# 584728 DEEDQC
03/04/2021 12:07:55 PM 2 pgs
Fees: $13.00 Taxes: $222.00
20210304-0028370

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0), and other good and valuable considerations, the receipt of which is hereby acknowledged,, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Luis Alva**, hereinafter called the **GRANTOR**, have this day sold and by these presents do hereby transfer, convey, remise, release and forever quitclaim unto **Miguel Alexander Colindres,** and wife **Cesiah Elizabeth Quiej Mayen**, hereinafter called the **GRANTEES**, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit No. C-24 on Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, page 200, said Register's Office for a more complete identification and description of such Unit.

Being a part of the same property conveyed to Luis Alva from Janice Gale Hester, n/k/a Janice Gale Harshaw and spouse, James F. Harshaw by deed dated July 23, 1996, of record in Deed Book 10129, page 879, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1301 Neely's Bend Road, C-24, Madison, Tennessee 37115.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises and other matters of record, including all items set out on any applicable plat of record.

WITNESS MY SIGNATURE this the 23rd day of February, 2021.

Luis Alva

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the afore said state and county, the within named **Luis Alva**, with whom I am personally acquainted, and who acknowledged to me that he executed the within and foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL on this the 23rd day of February, 2021.

NOTARY PUBLIC AT LARGE
My Commission Expires: 11-06-2023
STATE OF TENNESSEE
COUNTY OF WILSON

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is 60,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 23rd day of February, 2021.

NOTARY PUBLIC AT LARGE
My Commission Expires: 11-06-2023

TIMOTHY A. DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION, SURVEY OR SETTLEMENT HAS BEEN PERFORMED AND TIMOTHY A. DAVIS, ATTORNEY AT LAW, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SURVEY OR SETTLEMENT.