Karen Johnson Davidson County
Batch# 585356 DEEDQC
03/05/2021 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029275

**THIS INSTRUMENT**
**PREPARED BY:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, Tennessee 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of March, 2021.

NOTARY PUBLIC

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

My Commission Expires: _____

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel:** |
|---|---|---|
| Francisco V. Ixpata Canahui<br>Judith Aboytes Lara<br>Victor Antonio Posada Carrion<br>4 Duncan Street<br>Nashville, TN 37210 | SAME | 093-16-0-404.00 |

## QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife,** Grantors, for the purpose of creating a tenancy with the right of survivorship, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife, a 50% (Fifty) undivided interest, and Victor Antonio Posada Carrion, a 50% (Fifty) undivided interest,** Grantees. Said property conveyed herein is described as follows:

Tract One:

BEGINNING at a corner of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the corner of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

Tract Two:

BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on the Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Tract Three

BEING part of Lot No. 4 of Block "H" on the Plan of Hermitage Addition to Nashville, of

record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Included in this conveyance is the home originally known as HORT Model H13, VIN# H132221GLR, which has been permanently affixed to the above described real property, Affidavit of Affixation of record in Instrument No. 20180207-0012436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife, by Warranty Deed from Alberto Alejandro Ayala de la Cruz, an unmarried man, of record in Instrument No. 20201215-0147438, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantors makes no warranties as to the state of the title to the property but acquits any claim that Grantors has to said property and for that purpose thereof, makes this conveyance to Grantees.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31 day of March, 2021.

**Francisco V. Ixpata Canahui**

Judith Aboytes Lara
**Judith Aboytes Lara**

**STATE OF** Tennessee
**COUNTY OF** Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Francisco V. Ixpata Canahui and Judith Aboytes Lara**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31 day of March, 2021.

Notary Public

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021

# True Copy Certification

I, Russell J. McCann, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021