Name and Address of New Owner:
Reinaldo Ortiz
1016 Lonsway Cr
Nashville, TN 37013
Send Tax Bills To:
Reinaldo Ortiz
1016 Lonsway Cr
Nashville, TN 37013
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 585914 DEEDQC
03/05/2021 12:38:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210305-0029296

Map & Parcel No: 150 9 A 105.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reinaldo Ortiz and Elizabeth Ortiz, husband and wife ,** "the Grantor," convey and quitclaim unto **Reinaldo Ortiz and Elizabeth Ponce, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 259, ON THE PLAN OF FOREST VIEW PARK SECTION VIII, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 6900, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT SPECIFIC REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO REINALDO ORTIZ AND ELIZABETH ORTIZ, HUSBAND AND WIFE, BY WARRANTY DEED FROM STANLEY E. LEFFEL AND JANET E. LEFFEL, HUSBAND AND WIFE, RECORDED ON JUNE 20, 2016, OF RECORD IN INSTRUMENT NO. 20160620-0062341, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The prupose of this quitcalim deed is to correct the wifes last name

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of February, 2021.

_____(SEAL)
Reinaldo Ortiz

_____
Elizabeth Ponce

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Elizabeth Ponce **Reinaldo Ortiz** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of February, 2021.

_____
Notary Public
My commission expires: 4/26/23

AFFIDAVIT OF VALUE

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 12th day of February, 2021.

_____
Notary Public
My commission expires: 4/26/23

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File # 2021-2174

True Copy Certification

I, John A. Bell Jr. 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 TN
County of Davidson

Personally appeared before me, [illegible] a notary public for this county and state, John A. Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Signature

My Commission Expires: 3-8-2021
Notary Seal (if on paper)

DANA LOWDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY