Karen Johnson Davidson County
Batch# 592864 DEEDQC
03/17/2021 07:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210317-0035003

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Teresa A. Bryan Affiant Mendez Subscribed and sworn to before me This 15 day of March, 2021. Notary Public My Commission Expires: Nov 8, 2022

KESHA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

Address New Owner as:	Tax Bill To:	Map / Parcel
Kelly C. Mendez Jonathan A. Mendez 124 Scenic View Rd Old Hickory, TN 37138	New Owner	044 05 0 003.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Teresa Mendez** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Kelly C. Mendez and Jonathan A. Mendez** (hereinafter referred to as "Grantees"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land being in the Fourth Civil District of Davidson County, Tennessee, being Tract No. 2 on the unrecorded plan of H.A. Youngblood's Subdivision, described according to a map by Cantrell, Connel and Morrrison, May, 1954, as follows:

Beginning at a point in the southwesterly margin of Scenic View Drive, a corner of Tracts 1 and 2; thence with the line between said tracts, South 42 degrees 13 minutes West 135 feet to the line of tract 22; thence with the line between Tracts 20 and 22, North 47 degrees 47 minutes west 55.5 feet to a point, a corner of Tract 3; thence with the line between Tracts 2 and 3, North

42 degrees 13 minutes East 135 feet to a margin of Scenic Drive; thence with the margin of the same, South 47 degrees 47 minutes East 55.5 feet to the point of beginning.

Being the same property conveyed to John E. Mendez and Teresa Mendez by Warranty Deed from Joe L. Rhea, Sue A Rhea, Guy Lee, Clysta Lee and Patricia Bagus of Record in Book 7889, Pages 409-411, in said Register's Office for Davidson County, Tennessee.

John E. Mendez has since died on December 25, 2020. The Grantor is executing this deed to convey her interest in the property to his heirs, Kelly C. Mendez and Jonathan A. Mendez, pursuant to the Final Decree of Divorce in Case No. 93D-474.

This improved real property commonly known as 124 Scenic View Road, Old Hickory, Tennessee 37218.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 15 day of March, 2021.

Teresa A. Bryan-Mendez
Teresa Mendez

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 15 day of March, in the year 2021, before me the undersigned, personally appeared Teresa Mendez, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 15 day of March, 2021.

Kesha Ford
Notary Public

KESHA FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2022

My Commission Expires: NOV 8, 2022

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, 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 Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

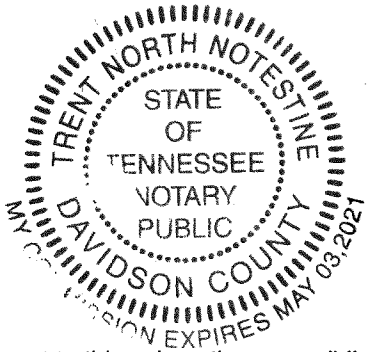
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(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).

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