Karen Johnson Davidson County
Batch# 595345 DEEDQC
03/18/2021 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0036314

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Tanya Olivia Torres, an unmarried woman, and Leslee Torres, an unmarried woman** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Leonel Torres, Anita Diaz, and Leslee Torres,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and Known as Job No.: 930091 more particularly described as follows:

Beginning at an iron pin in the line of the Robert Pruikama property of record in Book 8148, Page 870, R.O.D.C., TN., said point of beginning being 547.85 feet northerly from the northerly margin of Pettus Road and also being the Northwest corner of Tract 1 of the J.D. Stevens Pettus Road property division and being the Southwest corner of the herein described tract; thence with Pruikama's line North 03 degrees 39 minutes 12 seconds East 190.00 feet to an iron pin; thence leaving Pruikama's line and with the line of Tract No. 18 of the J.D. Stevens Pettus Road division South 86 degrees 20 minutes 48 seconds East 25.00 feet to the center of a 50 foot joint use ingress-egress and utility easement; thence with the center of said 50 foot joint use ingress-egress and utility easement and with the line of said Tract 18 North 03 degrees 39 minutes 12 seconds East 335.00 feet to an iron pin; thence leaving the center of said easement and with the line of Tract No. 3 of the J.D. Stevens Pettus Road division South 87 degrees 53 minutes 07 seconds East passing a steel fence post at 25 feet in all 454.11 feet to an iron pin the Northwest corner of The Truman Setliffe property of record in Book 8623, Page 163, R.O.D.C., TN.; thence with Setliffe's line and a fence South 04 degrees 43 minutes 18 seconds West 537.29 feet to an iron pin; thence leaving Setliffe's line and with the northerly line of Lot 1 of the said J.D. Stevens Pettus Road division North 86 degrees 20 minutes 48 seconds West 468.93 feet to the point of beginning, containing 5.58 acres more or less.

FOR INFORMATION PURPOSES ONLY: 6297 Pettus Road, Antioch, TN 37013

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20200619-0064970 in said Register's Office.

IN TESTIMONY WHEREOF we have executed this instrument the 12th day of **March, 2021.**

Tanya Olivia Torres
Tanya Olivia Torres

Leslee Torres
Leslee Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Tanya Olivia Torres and Leslee Torres**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **March, 2021.**

George P. Williams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-17-23

GEORGE P WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Martha Diaz Martinez
AFFIANT

SUBSCRIBED AND SWORN before me this the 12th day of **March, 2021.**

George P. Williams
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-17-23

PROPERTY ADDRESS:	**6297 Pettus Rd.** **Antioch, TN 37013**
TAX PARCEL NO.:	**18100020800**
PROPERTY OWNER:	**Leonel Torres, Anita Diaz, and Leslee Torres**
OWNER'S ADDRESS:	**6297 Pettus Road** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owners at Property Address**

GEORGE P WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022