Prepared By:
Mrs. Carmen M Ceja
(615) 832-3550
Nashville, Tennessee 37211

After Recording Return To:
Mr. Alex Lopez Serrano
572 Rural Hill Rd
Nashville, Tennessee 37217

Karen Johnson Davidson County
Batch# 595483 DEEDQC
03/19/2021 08:50:43 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210319-0036465

TAX PARCEL ID #: 13613000100

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Mitzela Ann Serrano, *("Grantor")* **whose address is** PO Box 398, Dalton, Georgia 30722, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. Alex Lopez Serrano *("Grantee")*, **whose address is** 572 Rural Hill Rd, Nashville, Tennessee 37217, all right, title, interest and claim to the following real estate property located at 572 Rural Hill Rd in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37217, to-wit:

Property having Lot No. 77 Edge O Lake Estates, with the Section No. 4, and having the following description: Low-Medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings at a density of 4.63 dwelling units per acre..

SOT 20030417-0051753

FOR VALUABLE CONSIDERATION, in the amount of $1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 02/01/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
19th Day of March, 2021.
_____, Deputy Register

Mitzy Ann Serrano
(Grantor's Signature)

(Grantor's Printed Name)

(Grantee's Signature)

Mr. Alex Lopez Serrano
(Grantee's Printed Name)

CARMEN MORALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2022

Carmen Morales

Signed in our presence:

(Witness #1 Signature)

Cristina Avila
(FIRST WITNESS NAME TYPED)

Ricardo Morales
(Witness #2 Signature)

Ricardo Morales
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. Alex Lopez Serrano
572 Rural Hill Rd
Nashville, Tennessee 37217

Mail Subsequent Tax Bills To:

Alex Serrano
572 Rural Hill Rd
Nashville, Tennessee 37217

Grantor's Address:

Ms. Mitzela Ann Serrano
PO Box 398
Dalton, Georgia 30722

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 02/02/2021 by Ms. Mitzela Ann Serrano , who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Dalia A. Hernandez.
(Signature of Notary)

Dalia A. Hernandez.
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 01-06-2025

