Karen Johnson Davidson County
Batch# 595838 DEEDQC
03/19/2021 03:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210319-0036929

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, **Amado Ariel Valey Vasquez, married,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Felipe Lopez Cervantes,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being shown as unrecorded tract on the unrecorded Map of Marthonna Subdivision and described as follows:

Beginning at a point in the east margin of Graycroft Road, 459.63 feet, more or less, south of the south margin of Old Hickory Boulevard; being the southwest corner of the property conveyed to J. T. Dennis by deed of record in Book 2017, Page 238; thence with Dennis's south line, south 87 deg. 15' east 270.7 feet to the corner of Lots No. 30 and 31 of Block "C" of Marthonna Subdivision; thence along the west line of Lots in said Block "C", south 2 deg. 58' west 120 feet to the northeast corner of the property conveyed to James O. Jones by deed of record in Book 2545, Page 329; thence with Jones's south line westerly 270 feet, more or less, to the east margin of Graycroft Road; thence with the margin of the same northerly 120 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXCLUDED FROM THIS CONVEYANCE, is that property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by warranty deed of record in Book 8202, Page 927, said Register's Office.

Being the same property conveyed to Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, by virtue of that certain Warranty Deed dated December 30, 2020, and being of record at Instrument No. 2020104-0001007 in the Register's Office of Davidson County, Tennessee.

Amado Ariel Valey Vasquez joins in this conveyance to transfer any and all marital interest in the above described property as the spouse of Felipe Lopez Cervantes.

FOR INFORMATION PURPOSES ONLY: 99 S. Graycroft Avenue, Madison, TN 37115

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.

IN TESTIMONY WHEREOF I have executed this instrument the 18 day of **March, 2021.**

Amado Ariel Valey Vasquez

Amado Ariel Valey Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado Ariel Valey Vasquez,** 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 18 day of **March, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 18 day of **March, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**99 S Graycroft Ave.** **Madison, TN 37115**
TAX PARCEL NO.:	**04215000200**
PROPERTY OWNER: OWNER'S ADDRESS:	**Felipe Lopez Cervantes** **99 S Graycroft Ave.** **Madison, TN 37115**
MAIL TAX BILLS TO:	**Felipe Lopez Cervantes** **99 S Graycroft Ave.** **Madison, TN 37115**

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