Name and Address of New Owner:
Lauren Vagt
4801 Lickton Pike
Whites Creek, TN 37189

Karen Johnson Davidson County
Batch# 602298 DEEDQC
03/29/2021 11:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210329-0040802

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 031 00 0 055.00

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, **Alejandro Mercado Lopez,** "the Grantor," convey and quitclaim unto **Lauren Vagt,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Beginning at a point in the East margin of Lickton Pike, Southwest comer of Book 5051, Page 991, thence with the South line of same, South 71 degrees 22' 54" East with a fence 261.88 feet to an iron pin, Southwest comer of Book 3897, Page 851; thence with three lines of same, running West of an existing fence, North 54 degrees 31' 57" East 232.43 feet to an existing iron pin, North 30 degrees 25' 42" East 210.16 feet to an existing iron pin, and North 17 degrees 22' 5 9" East 167. 04 feet to an existing iron pin, Southeast comer of book 3892, Page 518; thence with the East line of same, North 04 degrees 52' 16" East 165.72 feet to a hackberry; thence with a fence, North 17 degrees 34' 03" East 57.97 feet to a 15-inch elm; North 78 degrees 27' 41" East 28.75 feet to a 6-inch elm; and North 06 degrees 23' 40" East 61.3 7 feet to a tree in the fence; thence with the fence and with the South line of Book 2338, Page 463, North 20 degrees 31' 43" East 18.70 feet to a tree; South 64 degrees 55' 42" East 7.94 feet to a post; North 37 degrees 00' 34" East 47.13 feet to a hackberry; South 82 degrees 43' 57" East 97.98 feet to a post; and South 85 degrees 36' 14" East 117.29 feet to an iron pin in the West Right-of-Way of interstate 24; thence with said Right-of-Way, South 08 degrees 55' 20" East 213.01 feet to a monument; South 09 degrees 46' 00" East 255.14 feet to a monument; South 35 degrees 16' 19" East 46.48 feet to a monument; South 03 degrees O 1' 09" West 71.51 feet to a monument; and thence with a curve to the left, delta of 00 degrees 50' 27", radius of 3,488.75 feet, a distance of 51.19 feet to an iron pin; thence leaving said Right-of-Way, with a fence and the North line of Book 1344, Page 60, North 82 degrees 51' 04" West 250.77 feet to the center of Whites creek; thence with said creek the following six calls: South 67 degrees 40' 53" West 132.58 feet, South 41 degrees 23' 53" West 167.84 feet, South 58 degrees 17' 15" West 73.68 feet, South 71 degrees 55' 32" West 222.15 feet, South 20 degrees 50' 48" West 149.70 feet, and South 05 degrees 26' 07" West 98.4 7 feet; thence leaving said creek and with the North line of Book 4574, Page 588, North 63 degrees 55' 08" West, running South of an existing fence, 241.28 feet to the East margin of Lickton Pike; thence with said margin, North 02 degrees 59' 16" East 294.26 feet to the beginning.

Less and Except the following described Property:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Creek View Acres, as shown on Plat of record in Plat Book 6200, Page 946, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Alejandro Mercado Lopez by Quitclaim Deed from Juan Mercado and Melva Lopez, dated October 22, 2019, of record in Instrument No. 20191022-0108213, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4801 Lickton Pike, Whites Creek, Tennessee 37189.

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 __ day of March, 2021.

Alejandro Mercado Lopez (SEAL)
Alejandro Mercado Lopez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Alejandro Mercado Lopez**, 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 25 day of March, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Public
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

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 $0.00, 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
25 day of March, 2021.

Notary Public
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

File # 21-1893

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212