Karen Johnson Davidson County
Batch# 602750 DEEDQC
03/30/2021 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210330-0041402

| | |
|---|---|
| Prepared by/Return to:<br>Mark B. Leedom, Esq.<br>7065 Moores Ln Ste 100<br>Brentwood, TN 37027<br><br>STEVEN J. CARR<br>STATE OF TENNESSEE NOTARY PUBLIC<br>WILLIAMSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $-0.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22 day of MARCH, 2021.<br><br>Notary Public<br><br>My commission expires: 2-26-22 |

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| **German Hernandez** | **New Owner** | **156-06-0-00200** |
| **7808 Trace Creek Court** | | |
| **Nashville, TN 37221** | | |
| | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GERMAN JONATHAN HERNANDEZ and MICHAEL HERNANDEZ, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto GERMAN HERNANDEZ, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Harpeth River Estates, Section 1, as of record in Book 4460, Page 188, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Catalina F. Hernandez by Warranty Deed from James Edward Underwood and wife, Camille Underwood, dated 12/23/03 of record in Instrument No. 20040112-0004866, as corrected by Quitclaim Deed of record in Instrument No. 20050413-0041104, Register's Office of Davidson County, Tennessee. Catalina F. Hernandez died intestate on 12/7/19 leaving her spouse, German Hernandez, and two sons, German Jonathan Hernandez and Michael Hernandez, as her sole heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. _____, and Instrument No. _202103300041401_, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 7808 Trace Creek Court, Nashville, TN 37221.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 22 day of MARCH, 2021.

GERMAN JONATHAN HERNANDEZ

MICHAEL HERNANDEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, German Jonathan Hernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of MARCH, 2021.

My commission expires: 2-26-22

NOTARY PUBLIC

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ~~German Jonathan~~ MICHAEL H. H Hernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of MARCH, 2021.

My commission expires: 2-26-22

NOTARY PUBLIC

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

