Karen Johnson Davidson County
Batch# 606786 DEEDQC
04/05/2021 12:41:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210405-0044027

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF MARCH, 2021.

Notary Public

COMMISSION EXPIRES: 9-6-20

(AFFIX SEAL)

LINDA E. SUMMARELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY:**
Foundation Title & Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NO.(S): |
|---|---|---|
| Xavier Marin | Same | 162-06-0-308.00 |
| (Name)<br>225 2nd St. SE, Unit 559<br>Minneapolis, MN 55414 | | |
| (Address) | | |

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Felipe Mejia, and wife, Cristina Mejia**, hereinafter referred to as Grantor, hereby quitclaim to **Xavier Marin a single man**, his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of J. T. Townes Property, as of record in Plat Book 4300, page 182, as corrected by Surveyor's Certificate of Correction of record in Book 4651, page 679, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Xavier Marin, a single man and Felipe Mejia, a married man, as tenants in common, By Warranty Deed from Phi Kim Thi Vo, a single woman, and Liem Thanh Nguyen Vo, a single woman dated January 10, 2020 recorded January 16, 2020, of record as Instrument No. 20200116-0005797 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Felipe Mejia and Cristina Mejia have hereunto set their signature, on this, the 11th day of March, 2021.

**Felipe Mejia**

**Cristina Mejia**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Felipe Mejia and Cristina Mejia, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2021.

Notary Public

My Commission Expires: 9-06-2022

LINDA L. SUMMARELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

(SEAL)