Karen Johnson Davidson County
Batch# 615197 DEEDQC
04/15/2021 08:28:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210415-0050052

This Instrument Prepared by:
David Hall, Atty
615 Main St, Ste B27
Nashville, Tennessee 37206
615.669-1050

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES AND IN CONJUNCTION WITH A MARITAL DISSOLUTION AGREEMENT. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN. THIS INSTRUMENT WAS DRAFTED AS PART OF A MARITAL DISSOLUTION AGREEMENT BETWEEN THE PARTIES.

The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

Ashley Marie Juarez

AFFIANT, Ashley Marie Juarez

STATE OF ~~TENNESSEE~~ Mississippi)
COUNTY OF ~~DAVIDSON~~ Pontotoc)

STATE OF MISSISSIPPI
CRYSTAL BAKER
NOTARY PUBLIC
ID No. 95654
Commission Expires
March 31, 2022
PONTOTOC COUNTY

Sworn to and subscribed before me
This 30th day of September, 2020.

Crystal Baker

NOTARY PUBLIC

My Commission Expires: 3-31-2022

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO.
Cesar Virto Arellano 2315 Dennywood Drive, Donelson, TN 37214	Cesar Virto Arellano 2315 Dennywood Drive, Donelson, TN 37214	084 11 0 126.00

FOR AND IN CONSIDERATION of one Dollar ($1.00), check in hand paid, the receipt of which is hereby acknowledged, I, Ashley Marie Juarez, by these presents do hereby quitclaim and convey unto Cesar Virto Arellano to their heirs, successors and assigns, all my right title and interest in and to the following described tract of land:

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CERTAIN LAND, LOCATED
IN DAVIDSON, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 255, on the map of Maplecrest Subdivistion, as of record in book 1935, page 27 and 28, register's office for Davidson County, Tennessee, said lot number 255 fronts 80 feet on the southerly margin of Dennywood drive and extends back between lines 181 feet on the westerly line and 177.1 feet on the easterly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Steven Reeder and Amanda Reeder, by deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existed under the laws of the United States of America, grantor(s), being duly authorized by resolution of its board of directors or otherwise by and through its duly authorized attorney-in-fact Wilson and Associates, P.L.L.C, by virtue of the authority granted in a power of attorney filed for record at instrument no. 20090520-0046582, in the register of deeds office of Davidson County, Tennessee, in instrument no. 2013-0108-0002505 on December 31, 2012, and recorded on January 8, 2013. Being the same property conveyed to Cesar Virto Arellano and Ashley M. Virto Arellano by Warranty deed from Steven Reeder and Amanda Reeder of record in Instrument No. 20160916-0097411 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 16, 2016. (Value of consideration shown in aforementioned deed $185,000.00.) Being also known as 2315 Dennywood Drive Nashville, Tennessee

Witness my hands this 30th day of September, 2020:

Ashley Marie Juarez

STATE OF ~~TENNESSEE)~~ Mississippi
COUNTY OF ~~DAVIDSON)~~ Pontotoc

Ashley Marie Juarez, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that she executed this instrument for the purposes stated in the instrument. She further pledges that she did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 30th day of September, 2020.

STATE OF MISSISSIPPI
CRYSTAL BAKER
NOTARY PUBLIC
ID No. 95854
Commission Expires
March 31, 2022
PONTOTOC COUNTY

Crystal Baker
NOTARY PUBLIC

My Commission Expires: 3.31.2022

True Copy Certification

I, Jessica Stabile, 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.

J Stabile

Signature

State of Tennessee

County of Knox

Personally appeared before me, Nicole Squibb, a notary public for this county and state, Jessica Stabile, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole Squibb

Notary's Signature

NICOLE SQUIBB
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

MY COMMISSION EXPIRES
My Commission Expires: SEPTEMBER 26, 2023

Notary' Seal (if on paper)