QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 615299 DEEDQC
04/15/2021 09:36:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210415-0050167

A-TW-18-3175

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 THE 13th DAY OF April, 2021.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Flavio Goncalves Lima	**New Owner**	
(NAME) **868 Preston Rd,**	(NAME)	**150-00-0-155.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINICIUS PEREIRA FREITAS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FLAVIO GONCALVES LIMA** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 2nd, formerly the 3rd, Civil District of said County and State, described according to a survey made by C. Jackson, G. W. Peay and J. L. Sands, January 1, 1965, as follows:

Beginning at a point on the center of Anderson Road 127.12 feet east of the northeast corner of the Ida Lewis, et al. tract of land, being the northwest corner of the property conveyed to Hattie Mai Fergus by deed from Thomas Alton Moore and wife, of record in book 1284, page 6o8, Register's Office for said County, and by quitclaim deed from Will Buchanan, of record in book 2965, page 287, said Register's Office; thence with the center of said Road, south 85 degrees 3o minutes east 183.48 feet and south 86 degrees 10 minutes east 16.52 feet; thence south 2 degrees 29 minutes west 440 feet to an iron pin; thence north 85 degrees 13 minutes west 20o feet to an iron pin; thence north 2 degrees 29 minutes east 440 feet to the beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Vinicius Pereira Freitas by deed from Terry Woodall, married of record in Instrument No. 20181205-0118745, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **3175 Anderson Road, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 13 day of April, 2021

Vinicius Pereira Freitas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINICIUS PEREIRA FREITAS, the within named bargainor, 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, this the 13 of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

