Karen Johnson Davidson County
Batch# 615824 DEEDQC
04/15/2021 11:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210415-0050411

Name and Address of New Owner:
Gisela Lara
2111 Sadler Ave
Nashville TN 37210

Send Tax Bills To:
same – New owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 100-13/134.00

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, Angel Lara, "the Grantor," convey and quitclaim unto Gisela Lara , "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot 69 on the plan of Sadler Place of record in Plat Book 332, page 31, Register's office for Davidson * County, TO which plan reference is here by made for a more complete description.

The purpose of this quitclaim deed is to remove Angel Lara the father of Gisela Lara from title. It is not Angel Lara primary residence nor has it ever been.

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 GRANTEES, 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.

Being the same property conveyed to Angel Lara and Gisela Lara by Deed of record as Instrument No. 20200326-0032945, Register's office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of April, 2021.

_____ (SEAL)
Angel Lara

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Angel Lara, 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 5th day of April, 2021.

_____
Notary Public
My commission expires: _____



AFFIDAVIT OF VALUE

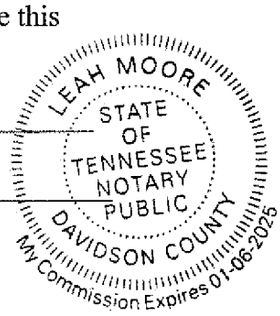
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, 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
5th day of April, 2021.

_____
Notary Public
My commission expires: _____



File # 2021-2515

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

