# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 621421 DEEDQC
04/23/2021 11:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210423-0054587

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF April, 2021.

NOTARY PUBLIC

My Commission expires: 05/09/2023

WILLIAM D. CASSETTY SR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:

**Broker Title & Escrow, LLC 1404 17th Avenue South, Nashville TN 37212**

| NAME | ADDRESS |
|---|---|

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL N |
|---|---|---|
| Adan Emilio Sanchez | Same | 11911015600 |
| 5707 Higdon Road | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Ileana Sanchez, the Grantor**

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

**Adan E. Sanchez and Ileana Sanchez, husband and wife, Grantee**

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Cheatham County, Tennessee**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the plan of Thompson Lane Park, as of record in Book 2331, Page 138, in the said Register's Office, described as follows:

Beginning at a point in the easterly margin of Interstate Highway No. 24, said point being in the common line of Lots 9 and 10, said point being north 66 55' east, 25.50 feet for the original comer of said Lots: thence N. 23 west 142.12 feet with said Highway right-of-way to a point in the common line of Lots Nos. 10 and 11 to a point, said point being a common comer of Lots Nos. 10 and 11 and 12; thence easterly 70.0 feet with the common line of Lots Nos. 10 and 12 to a point, said point being a common comer of Lots Nos. 8, 10 and 12; thence southerly 140.0 feet with the common line between Lots Nos. 8 and 10 to a point, said point being a common comer of Lots Nos. 8, 9 and 10; thence S. 66 55' W., 200.50 feet with the common line between Lots Nos. 9 and 10 to a point of beginning, containing 0.82 acres, more or less.

Being the same property conveyed to Ileana Sanchez by Warranty Deed from Felipe Majdujano, single dated August 26th 2016 and recorded September 1st 2016 of record in Instrument No. 20160901-0092246 said Register's Office, Davidson County, Tennessee.

This is improved ( X ) property, known as **2704-2706 Glenmont Court Nashville TN 37210**
(House Number) (Street) (City) (State) (Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of Jan. 2021.

Ileana Sanchez

**INDIVIDUAL ACKNOWLEDGEMENTS:**

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Ileana Sanchez,** the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of Jan. 2021.

My Commission expires:
11-8-21

Notary Public

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

# True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212