Karen Johnson Davidson County
Batch# 626880 DEEDQC
04/30/2021 11:17:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210430-0058211

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 22 day of April ,2021.

Notary Public

My commission expires: 11.17.24

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR STREET, SUITE 100
MURFREESBORO, TN 37129

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
YELITZA M GONZALEZ HERNANDEZ	**SAME**	**13607016200**
137 SAXON MIST		
NASHVILLE, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **XXXXXXXX GONZALEZ AND ORLANDO BELLO CALZADO, XXXXXXXXXXXX** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **YELITZA M GONZALEZ HERNANDEZ** called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson** County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 343, on the Plan of Priest Lake Park, Section 5, of record in Book 4460, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yelitza M. Gonzalez Hernandez from German Fonseca Fonseca by Warranty Deed dated 04/22/21 and recorded on _____ in Instrument #____202104300058209_____, Book _____, Page _____, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to German Fonseca Fonseca, by Special Warranty Deed, from Fannie Mae A/K/A Federal National Mortgage Association, dated July 2, 2013, of record in Instrument No. 20130821-0088127, Register's Office Davidson County, Tennessee.

This is **improved** property known as **137 SAXON MIST , NASHVILLE TN 37217.**

WITNESS my/our hand(s) this 22 day of APRIL 2021.

ORLANDO BELLO CALZADO

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF RUTHERFORD

On this 22 day of APRIL 2021 before me personally appeared **ORLANDO BELLO CALZADO** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 11.17.24

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY