THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Karen Johnson Davidson County
Batch# 634896 DEEDQC
05/12/2021 03:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210512-0064330

Grantee Address
AGUSTIN TEJEDA HERNANDEZ
1400 PAWNEE TRL
MADISON, TN 37115

Mail Tax Statements to:
AGUSTIN TEJEDA HERNANDEZ
1400 PAWNEE TRL
MADISON, TN 37115

QUITCLAIM DEED

THIS INDENTURE, Made this 26 day of April, 2021, by and between Agustin Hernandez, a married man of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Agustin Hernandez Tejeda, a married man joined by non-titled spouse Alicia Hernandez of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1400 PAWNEE TRL, MADISON TN, 37115).

BEING the same premises which Alphonso Jackson, Acting Secretary of Housing and Urban Development in deed dated 9/7/2005 and recorded 9/12/2005 in the DAVIDSON County Recorder's Office in Deed Book Volume 20050912-0109353, granted and conveyed to Agustin Hernandez, a married man.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Agustin Hernandez Tejeda

Agustin Hernandez Tejeda

State of TN

(SS)

County of Davidson

On this 26 day of April in the year 2021 before me, the undersigned notary public, personally appeared Agustin Hernandez Tejeda known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Ella K. Butler

Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $0.

Agustin Hernandez Tejeda

Affiant

Subscribed and sworn to before me this 26 day of April, 2021.

Ella K. Butler

Notary Public

My Commission Expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No: 908010

TAXPAYER/OWNER: AGUSTIN TEJEDA HERNANDEZ
ADDRESS: 1400 PAWNEE TRL, MADISON TN, 37115

Exhibit A

File No.: 908010

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

The following described real estate situate, lying and being in the County of Davidson , State of Tennessee, to wit:
Land in Davidson County, Tennessee and more particularly described as follows: BEING Lot Number 31 on the Final Plat of THE WOODS AT NEELY'S BEND, PHASE I, as of record in Book 9700, Page 928, and revised in Instrument Number 20000828084438, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property as conveyed from Alphonso Jackson, Acting Secretary of Housing and Urban Development to Agustin Hernandez, a married man as set forth in Deed Instrument #20050912-0109353, dated 9/7/2005, recorded 09/12/2005, DAVIDSON County, TENNESSEE.

Tax ID: 053140A03100CO

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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 Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek 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: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784