This Instrument Was Prepared By:
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Karen Johnson Davidson County
Batch# 637983 DEEDQC
05/18/2021 07:53:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210518-0066551

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Julia Espinosa Aguilar 7570 Harper Road Joelton, TN 37080	Same	008-00-0-237.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ANAYELI VALENCIA and VENANCIO TORRES, both residents of the State of Tennessee (collectively, "Grantor"), by these presents, transfer and convey unto JULIA ESPINOSA AGUILAR, married, a resident of the State of Tennessee ("Grantee"), her heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described in the Exhibit A attached hereto (the "Subject Property"):

The Subject Property is conveyed to Grantee, her heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of May 14th, 2021.

GRANTOR:

ANAYELI VALENCIA

VENANCIO TORRES

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me, Shelby Petty, a Notary Public of said County and State, personally appeared ANAYELI VALENCIA and VENANCIO TORRES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained, by signing their names.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 7th day of May, 2021.

Notary Public

My Commission Expires: February 1, 2023

SHELBY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), no transfer tax is due for this conveyance.

AFFIANT

Sworn to and subscribed before me, this 7th day of May, 2021.

Notary Public

My Commission Expires: February 1, 2023

SHELBY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

EXHIBIT A

DESCRIPTION OF PROPERTY

BEING a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Jeffrey Patrick Chandler, RLS No. 2353, 3421 Cooper Nicholson Rd., described as follows:

BEGINNING at a point in the intersection of the center lines of Harper Road and Baxter Road, said point being the common corner of Tract 3; thence, passing an iron pin on the margin of Harper Road at 119.01', South 16 deg. 25' 47" West a distance of 1179.14' to an iron pin being the common corner of tract 3 and in the line of Fred Carney as of record in Deed Book 9565, Page 600, R.O.D.C.; thence with said Corner South 89 deg. 37' 33" West a distance of 227.46' to an existing iron pipe on the south bank of a creek and being the common corner of Christopher McBride as of record in Deed Book 11232, Page 766, R.O.D.C.; thence with said McBride North 21 deg. 41' 10" East a distance of 159.97' to an iron pin; thence North 14 deg. 42' 40" East a distance of 345.00' to an existing iron pipe; thence, passing an iron pin on the margin of Harper Road at 152.35' North 75 deg. 53' 53" West a distance of 187.26' to a point in the center line of Harper Road; thence with said center line the following calls: North 53 deg. 28' 46" East a distance of 165.00'; thence North 48 deg. 58' 46" East a distance of 330.10'; thence North 46 deg. 28' 46" East a distance of 88.60'; thence North 39 deg. 49 55" East a distance of 93.43'; thence North 33 deg. 01' 54" East a distance of 66.10'; thence North 28 deg. 20' 18" East a distance of 110.04' to point which is the point of beginning, having an area of 217946.43 square feet, 5.0 acres more or less.

BEING the same property conveyed to ANAYELI VALENCIA and VENANCIO TORRES, by deed from CLAUDE E. WAIR and KAREN L. SCOTT, of record in Instrument No. 20170630-0066060, dated June 27, 2017, said Register's Office.

FURTHER BEING the same property conveyed to JULIA ESPINOSA AGUILAR, by quitclaim deed of record as Instrument No. _____, dated May ____, 2021, said Register's Office.