Karen Johnson Davidson County
Batch# 638209 DEEDQC
05/18/2021 11:06:23 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210518-0066849

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Tina S. Lewis
Affiant

Subscribed and sworn to before me, this 17th day of May, 2021.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
James Austin Aguirre 1224 Greenfield Ave Nashville, TN 37216	New Owner	Map and Parcel No.: 072-03-0-306.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ronald M. Lewis, Sr. and Tina S. Lewis, Husband and Wife, and James Austin Aguirre, as joint tenants with right of survivorship** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **James Austin Aguirre, unmarried,** his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105, Inglewood Place, of record in Plat Book 332, Page 101, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald M. Lewis, Sr., and Tina S. Lewis, Husband and Wife and James Austin Aguirre, as joint tenants with right of survivorship by Warranty Deed from SONA Land Company, LLC, a Tennessee Limited Liability Company dated August 17, 2015 and recorded September 24, 2015 and of record in Instrument No. 20150924-0097179, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **1224 Greenfield Ave, Nashville, TN 37216**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2021.

Ronald M. Lewis Sr
Ronald M. Lewis, Sr.

Tina S. Lewis
Tina S. Lewis

James Austin Aguirre

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald M. Lewis, Sr.**, **Tina S. Lewis**, and **James Austin Aguirre** 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, at Office, this 17th day of May, 2021.

Notary Public

My Commission Expires: 5/7/24

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024