This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 640086 DEEDQC
05/19/2021 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210519-0067912

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 18th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Reuben Texidor and Caitlyn Connor 209 Dupont Avenue Madison, TN 37115	JP Morgan Chase Bank, N.A. 700 Kansas Lane Monroe, LA 71203	043-09-0-181.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Reuben Texidor, married** ("Grantor") do hereby quitclaim and convey unto **Reuben Texidor and Caitlyn Connor, husband and wife** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 of Block "C" on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reuben Texidor by Warranty Deed from Zacchaeus Tree Properties, LLC, a Tennessee limited liability company, dated July 12, 2018, recorded on July 13, 2018, or record in Instrument No. 20180713-0068233, Register's Office for Davidson County, Tennessee.

Caitlyn Connor joins in this conveyance for the express purpose of conveying all of her right, title, and interest to said property, marital or otherwise.

It is the express intent of the parties to create a tenancy by the entirety between the Grantees with this transfer.

This is ☒ improved or ☐ unimproved property located at: **209 Dupont Avenue, Madison, TN 37115.**

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2021.

GRANTOR:

Reuben Texidor

Caitlyn Connor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Reuben Texidor** and **Caitlyn Connor**, the within named bargainor(s), 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.

WITNESS my hand and seal at office this 18th day of May, 2021.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202105190067912

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

