Karen Johnson Davidson County
Batch# 646076 DEEDQC
05/28/2021 03:20:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210528-0072585

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Fermin Morales Maraver** ("Grantor"), married, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Xiomara Beatriz Morales Martinez and Ana Ruth Morales Martinez,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

LYING in the 12th Civil District of Davidson County, Tennessee, being part of Lot #18 on the unrecorded map of the Subdivision of Part of the Marshal Waters Land as follows:

BEGINNING at a point in the northerly margin of New Ewing Road at the southeast corner of the property conveyed to Wallace Dozier Thompson and wife by deed of record in Book 2907, Page 101, Register's Office for Davidson County, Tennessee; thence with their easterly line North 3 deg. 30 min. East 449.2 feet to a point in the center line of Ewing Creek; thence North 81 deg. 30 min. East 39.9 feet to a point and South 79- 1/4 deg. East 66 feet; thence Southwest 426 feet to a marker on the northerly margin of New Ewing Drive; thence with the same North 89 deg. 40 min. West 104 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Seller warrants that the above described property was never his primary residence and was used for investment purposes only.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20171003-0101273** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 24 day of **May, 2021.**

Fermin Morales Maraver
Fermin Morales Maraver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Fermin Morales Maraver**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **May, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **May, 2021.**

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-6-25

PROPERTY ADDRESS:	**661 Ewing Dr.** **Nashville, TN 37207**
TAX PARCEL NO.:	059 00 0 194.00
PROPERTY OWNER:	**Xiomara Beatriz Morales Martinez and Ana Ruth Morales Martinez**
OWNER'S ADDRESS:	**661 Ewing Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owners at Property Address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022