Karen Johnson Davidson County
Batch# 647022 DEEDQC
06/01/2021 11:58:00 AM 2 pgs
Fees: $13.00 Taxes: $251.60

20210601-0073025

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68.000 AND THE TRANSFER IS COMPLETED BETWEEN SPOUSES/FORMER SPOUSES PURSUANT TO A FINAL JUDGMENT OF DIVORCE.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1ST DAY OF June, 2021.

Notary Public

PARCEL ID: 175060A03100

My Commission Expires: November 20, 2022
(Seal)

JAMES CHANDLER THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
EXP. NOV. 20, 2022
WILLIAMSON COUNTY

Register of Deeds Use Only

NEW OWNER:

JOSUE M. SALGADO
5071 Preserve Blvd.
Antioch, TN 37013

SEND TAX BILLS TO:

AMERICAN AIRLINES FCU
MD 2100 PO BOX 619001
DFW Airport, TX 75261-9001

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the terms, conditions and covenants contained in a certain Final Judgment of Divorce filed in the Circuit Court for Davidson County, Action No. 19D2130, styled Jennifer Salgado v. Josue Salgado, the receipt and sufficiency of which is hereby acknowledged, the Party of the First Part, **JENNIFER MICHELLE ARNOLD SALGADO,** single, ("**Grantor**") of Davidson County, Tennessee, does hereby release, relinquish, transfer and convey unto the Party of Second Part, **JOSUE MISAEL SALGADO FERRERA,** single, ("**Grantee**") of 5071 Preserve Blvd., Antioch, Tennessee, any and all right, title, interest or claim in the hereinafter described real estate, including any improvements, hereditaments, rights, privileges or appurtenances therein, lying and being in Davidson County, Tennessee and more particularly described in Deed of Conveyance dated

November 24, 2015, from Ebony Motley, single, to Jennifer M. Arnold Salgado and Josue M. Salgado Ferrera, married, which is recorded in the Office of the Davidson County, Tennessee

Register of Deeds, sale instrument DB20151124-0118998 and is bounded and described as follows:

BEING all of Lot No. 31, on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision" according to plat and survey appearing of record in Instrument No. 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property. The improved property is further known as 5071 Preserve Blvd., Antioch, TN 37013.

THIS conveyance is subject to Restrictive Covenants of record in Instrument 20060824-0104548 amended in Instrument 20061208-0152023 Register's Office for said County.

~~**TO HAVE AND TO HOLD** together with all appurtenances thereunto belonging or appertaining, and all of the estate, right title, interest, equity or claim whatsoever for the said Grantor, either in law or equity, in favor of the Grantee.~~

WITNESS my signature hereunto as being my free act and deed on this the 1 Day of June 2021.

Jennifer M. Arnold Salgado
JENNIFER M. ARNOLD SALGADO

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

This Quitclaim Deed was acknowledged and sworn to before me by **JENNIFER M. ARNOLD SALGADO,** Grantor, a person known to me or upon proper identification, as being his free act and deed and that the consideration stated therein is a true and accurate statement of the consideration for the conveyance of any and all interest that he may have or hold in the above-described property on this the 1 Day of June 2021.

My Commission Expires: November 29, 2022

NOTARY PUBLIC

Prepared By:
Marjorie A. Bristol, BPR 19988
Law Office of Marjorie A. Bristol
919 Conference Dr., Suite 4-324
Goodlettsville, TN 37072
(615) 606-3903
Without benefit of title search or survey