(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 647293 DEEDQC
06/01/2021 03:42:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210601-0073380

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSC

The actual consideration is $0.00

Affiant: Kelly Summers

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:
Urbano Sanchez-Fonseca
812 Luxemburg Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

MAP/PARCEL:
075-12-0-005.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10.00), cash in hand paid, the receipt of which is hereby acknowledged, **ALFREDO SANCHEZ-FONSECA, AN UNMARRIED PERSON,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided right, title and interest to the hereinafter described property to **URBANO SANCHEZ-FONSECA, A MARRIED PERSON**, (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 167 on the plan of Section 3, Highlands of Tulip Grove, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Urbano Sanchez-Fonseca, a married person, and Alfredo Sanchez-Fonseca, an unmarried person, by Warranty Deed from Glenn D. Ragland, joined by spouse, Jill Ragland, dated June 28, 2006, of record in Instrument No. 20060705-0080066, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 812 Luxemburg Drive, Hermitage, TN 37076.

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, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this the 18 day of April, 2021.

ALFREDO SANCHEZ F.
ALFREDO SANCHEZ-FONSECA

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **ALFREDO SANCHEZ-FONSECA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Hendersonville (city), TN (state), this 18 day of April, 2021.

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public

My Commission Expires: 12/22/2021