Name and Address of New Owner:
Gabriel A. Latorre
709 N. Chestnut Ct.
Nashville, TN 37076

Karen Johnson Davidson County
Batch# 651478 DEEDQC
06/08/2021 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210608-0076643

Send Tax Bills To:
Gabriel A. Latorre
709 N. Chestnut Ct.
Nashville, TN 37076

This Instrument Prepared By:

McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

Map & Parcel No: 064-11-0A-046.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gabriel A. Latorre, married ,** "the Grantor," convey and quitclaim unto **Gabriel A. Latorre and Yor M. Alvarez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Caleb Chase, A Planned Unit Development of record in Plat Book 6250, Pages 821 and 822, 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 Gabriel Latorre, married, by Warranty Deed, from Pandora Duffer Wood and Michael Wood, wife and husband, of record in Instrument No. __202106080076641_____, Register's Office for Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4th day of June, 2021.

_____(SEAL)
Gabriel Latorre

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said State and County, **Gabriel Latorre**, the within named bargainor, 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 and official seal this 4th day of June, 2021.

_____
Notary Public
My commission expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **zero**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of June, 2021.

_____
Notary Public
My commission expires: 3.17.2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

File # 21-356

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021