Name and Address of New Owner:
Brandon Adams, Trustee
1105 Bellshire Dr.
Nashville, TN 37207

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 665091 DEEDQC
06/25/2021 11:59:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210625-0086521

This Instrument Prepared By:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 180-04A-118.00-CO

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, **Pilar Cuesta, unmarried** "the Grantor," convey and quitclaim unto **Brandon Adams, Trustee of the Cuesta Family Trust, U/A/D June 24, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Highland Creek, Section Two of record in Plat at Instrument No. 20030424-0055118, 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 Pilar Cuesta, unmarried by Warranty deed from Classic Homes BOS, LP of record in Instrument No. 20051229-0156209 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on December 29, 2005.
>
> Being the same property conveyed to Pilar Cuesta, unmarried and Nancy Benton, unmarried with rights of Survivorship by Quitcliam deed from Pilar Cuesta, unmarried of record in Instrument No. 20080417-0038933 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on April 17, 2008.
>
> Being the same property conveyed to Pilar Cuesta, unmarried by Quitclaim deed from Nancy Benton, unmarried of record in Instrument No. 20100811-0063291 Register's Office for Davidson County, Tennessee, dated August 06, 2010 and recorded on August 11, 2010.
>
> Being also known as 944 Century Oak Drive Nashville, Tennessee 37211.

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 24 day of June, 2021.

Pilar Cuesta (SEAL)
Pilar Cuesta

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Pilar Cuesta**, 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 24 day of June, 2021.

Jessica Epley
Notary Public
My commission expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $ 0, 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
30th day of June, 2021.

Jessica Epley
Notary Public
My commission expires: 8/6/23

JESSICA EPLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires