Karen Johnson Davidson County
Batch# 668912 DEEDQC
06/30/2021 01:35:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210630-0088804

QUITCLAIM DEED

This instrument was prepared by:
SHAINA RUBY RODRIGUEZ MONGE [*Name*]
441 Cedarvalley Drive [*Street or Postal Address*]
Nashville TN 37211 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**OMAR S RODRIGUEZ (First) and SHAINA RUBY RODRIGUEZ MONGE (Second)**
Name and address of the Mortgagee (the holder of a mortgage loan):	**OMAR S RODRIGUEZ** **441 CEDARVALLEY DRIVE NASHVILLE TN 37211**
Tax map parcel number:	**162-13-0-024.00**
Mail tax bills to:	**441 CEDARVALLEY DRIVE NASHVILLE TN 37211**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, SHAINA RUBY RODRIGUEZ MONGE , the Grantor, ~~ADD TO THE TITLE with me~~ to my father **OMAR S RODRIGUEZ** the Grantee, half and half of my right, title and interest in the following real estate: and Shaina Ruby Rodriguez Monge

x S.R.
x O.R.

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]
Subdivision **Cedarwood Estates** Plat Book/Page
Block/Lot /23 District/Ward USD
Description Lot 23 Cedarwood Estates Sec 1 / Neighborhood Code and Name: 4079 Bridle Downs/Hunters Branch/Monte Carlo

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see **20180814-0080326** in the Register's Office of Davidson County, Tennessee.
Parcel number 162-13-0-024.00 BK/PG:

Taxes for the year 2020-2021 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 10th day of May, 2021.

X Shaina Rodriguez
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 10th day of May, 2021, before me personally appeared Shaina Rodriguez, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selvyn Amaya
Notary Public

My Commission Expires
My commission expires: JUL 07 2021

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X _____
Grantee

_____
Grantee

Sworn to and subscribed before me this 10th day of May, 2021.

Selvyn Amaya
Notary Public

My Commission Expires
My commission expires: JUL 07 2021.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY