Karen Johnson Davidson County
Batch# 669996 DEEDQC
07/02/2021 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210702-0089761

Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STEVEN J. CARR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 25th day of JUNE, 2021.

Notary Public

My commission expires:

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Carlos Miguel Hernandez Hernandez	New Owner	13413025000
4705 Reischa Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CARLOS MIGUEL HERNANDEZ, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto CARLOS MIGUEL HERNANDEZ HERNANDEZ and wife, RAQUEL DIAZ ARTEAGA, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase One, Woodland Hills, of record in Book 6900, Pages 666-669, as amended in Book 7564, Page 404, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carlos Miquel (sic) Hernandez by Warranty Deed from Luke Argall and Kevin Argall, and Kathleen Berger dated 9/26/19 of record in Instrument No. 20191010-0103859, Register's Office for Davidson County, Tennessee. It is the intent of this instrument to create a tenancy by the entirety in subject property. Oath is made that Carlos Miquel Hernandez is properly known as and is one and the same person as Carlos Miguel Hernandez Hernandez.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 4705 Reischa Drive, Nashville, TN 37211.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 25 day of JUNE, 2021.

CARLOS MIGUEL HERNANDEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Carlos Miguel Hernandez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of JUNE, 2021.

My commission expires: 2-26-22

NOTARY PUBLIC

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06/25/2021 (date of document).

Affiant Signature

7-1-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of July, 2021.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 03/01/2025

NOTARY'S SEAL

