AFTER RECORDING RETURN TO:
QuickSilva Title & Escrow
4 Alfred Circle
Bedford, MA 01730
File No. 2021-828

Karen Johnson Davidson County
Batch# 672676 DEEDQC
07/08/2021 08:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210708-0091810

This document prepared by:
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Parcel ID No.: 091010A00300CO

QUIT CLAIM DEED

This Quitclaim Deed is being recorded pursuant to the Final Decree of Divorce and Marital Dissolution Agreement filed with the Third Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 18D 2080.

THIS DEED made and entered into on this 16 day of 06, 2021, by and between **Julio Amezquita, an unmarried man and Crystal Amezquita, an unmarried woman, who acquired title as husband and wife**, a mailing address of 683 Park Street, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Julio Amezquita, an unmarried man**, a mailing address of 683 Park Street, Nashville, TN 37209, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

BEING land in Davidson County, Tennessee, being Lot No. 3 on the Final Plat of Parkhaven Subdivision of record in Instrument No. 20031104-0161788, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Property Address: 683 Park Street, Nashville, TN 37209

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20070521-0059857, recorded on 05/21/2007 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Julio Amezquita

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Julio Amezquita, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 16 day of Ob, 2021.

Clinton Bryant
Notary Public
My Commission expires: 03-03-25



IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year above written.

Crystal Amezquita

Crystal Amezquita

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Crystal Amezquita, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 16 day of 06, 2021.

Clinton Bryant
Notary Public
My Commission expires: 03-03-25

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Julio Amezquita
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 16 day of Ob, 2021.

Clinton Bryant
Notary Public
My Commission Expires: 03-03-25

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/03/2025
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

Julio Amezquita
683 Park Street
Nashville, TN 37209

Name and address of property owner:

Julio Amezquita
683 Park Street
Nashville, TN 37209

Certificate of Authenticity

I, Kate Casey - Fleener, 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 June 16, 2021.

Date

Kate Casey - Fleener

Affiant Signature

June 16 2021

Date

State of Massachusetts

County of Middlesex

Sworn to and subscribed before me this 16th day of June, 2021.

Lauren Ruth Botchie

Notary's Signature

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026

My Commission Expires: 11/6/2026

Date

Notary's Seal (if on paper)