Karen Johnson Davidson County
Batch# 680861 DEEDQC
07/21/2021 02:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0097985

This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

File No.: **1174685LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 21st Jan 2021 by and between **FELIX RODRIGUEZ**, party of the first part, and **LUCIA CASADO**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of MADISON, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by SPECIAL WARRANTY DEED Deed of record in:
Book 20071219, Page No. 145664 or Instrument No.: 20070906-0106973 in said Registor's office.

The property is improved with an address of: **209 FARRIS AVE, MADISON, Tennessee 37115-4120**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

X _____
FELIX RODRIGUEZ

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Felix Rodriguez the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 21, January 2021

Rose Mary Rodriguez
Notary Public

My Commission Expires: _____

ROSEMARY RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF **Tennessee**

COUNTY OF Davidson

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

X _____
Affiant

Subscribed and sworn to before me this the 21, January 2021

Rose Mary Rodriguez
Notary Public

My Commission Expires: _____

ROSEMARY RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
04315009100

NAME AND ADDRESS OF A PROPERTY OWNER:
LUCIA CASADO
209 FARRIS AVE
MADISON, TN 37115-4120

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
LUCIA CASADO
209 FARRIS AVE
MADISON, TN 37115-4120

Exhibit "A"

Real property in the City of **MADISON**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

AND IN THE ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOTS NO 13, 14, AND 15 OF BLOCK A ON MAP OF ROCK HILL SUBDIVISION ACCORDING TO A SURVEY MADE BY EWELL ANDERSON SURVEYOR IN AUGUST, 1945 AND PART OF THE PROPERTY CONVEYED TO MRS. J.M. MCPHAIL OF RECORD IN BOOK 1300, PAGE 240, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT IN THE EAST MARGIN OF FARRIS AVENUE WHICH IS THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO HOWARD AVENT ET UX BY DEED FROM MRS. EMMA W DISMUKES, RECORDED IN BOOK 1403 PAGE 14, REGISTER'S FOR DAVIDSON COUNTY, TENNESSEE, THENCE EASTWARDLY, ALONG AVENT'S NORTH LINE TWO HUNDRED (200) FEET TO AVENT'S NORTHEAST CORNER; THENCE NORTHWARDLY ONE HUNDRED AND FIFTY (150) FEET TO THE SOUTHEAST CORNER OF LOT NO 12 BY DEED RECORDED IN BOOK 1759, PAGE 170 RODC, TENN; THENCE WESTWARDLY WITH THE LINE BETWEEN LOTS 12, AND 13 TWO HUNDRED (200) FEET TO THE EAST MARGIN OF FARRIS AVENUE THENCE SOUTHWARDLY WITH THE SAID EAST MARGIN ONE HUNDRED AND FIFTY (150) FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BY EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT CONVEYED TO STEWART BUILDING GROUP, LLC, BY DEED OF RECORD IN BOOK 11301, PAGE 725, RE-RECORDED IN BOOK 11388, PAGE 425. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A PARCEL OF LAND IN THE 5TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY TENNESSEE AND A PORTION OF THAT PROPERTY CONVEYED TO JOHN M. LESTER IN DEED BOOK 8030 PAGE 522 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE KNOWN AS LOT 15 OF BLOCK A ON THE ON MAP OF ROCKHILL SUBDIVISION (UNRECORDED) ACCORDING TO A SURVEY BY EWELL ANDERSON DATED AUGUST 1945 AND SHOWN AS PARCEL 90 MAP 43-15 AS OF RECORD IN THE METRO TAX ASSERORS'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER IN THE EASTERLY MARGIN OF FARRIS AVENUE SAID PIN BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE MOST NORTHWARDLY CORNER OF THE PROPERTY CONVEYED TO DARYL WEBB IN DEED BOOK 10158, PAGE 862, REGISTER OF DEED'S DAVIDSON COUNTY TENNESSEE (LOTS 16 AND 17 OF SAID SUBDIVISION); THENCE EASTWARDLY WITH THE NORTH LINE OF SAID WEBB (LOT 16), 200 FEET TO THE REAR CORNER OF LOT 15 & 16; THENCE NORTHWARDLY, 50 FEET TO THE REAR CORNER OF LOTS 14 &15; THENCE WESTWARDLY WITH THE SOUTH LINE OF LOT 14, 200 MINUTES TO THE FRONT CORNER OF LOT 14 & 15 IN THE EASTERLY MARGIN OF FFARRIS AVENUE, THENCE SOUTHWARDLY WITH SAID MARGIN 50 FEET TO THE POINT OF BEGINNING.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FELIX RODRIGUEZ AND LUCIA CASADO FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, BY DEED DATED OCTOBER 17, 2007 AND RECORDED DECEMBER 19, 2007 IN/AS INSTRUMENT NO. 20071219-0145665 OF OFFICIAL RECORDS.

Being all of that certain property conveyed to FELIX RODRIGUEZ AND LUCIA CASADO from , by deed dated and recorded of official records.

Commonly known as: 209 FARRIS AVE, MADISON, TN 37115-4120

APN #: **043 15 0 091.00**

Tennessee Certification of Electronic Document

I, Olivia Hede, 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 1/21/2021 (date of document).

Affiant Signature

07/19/2021
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/1/2025

NOTARY'S SEAL

JACKSON HALL
Notary Public, State of Texas
Comm. Expires 06-01-2025
Notary ID 133131118