Karen Johnson Davidson County
Batch# 686330 DEEDQC
07/29/2021 09:53:19 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210729-0101972

This Instrument Was Prepared By:
Casey W. Riggs
104 Continental Place, Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF Sumner)

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

Michael C. Diaz

Subscribed and sworn to before me this 15 day of July, 2021.

Notary Public

CORTNEY R. TAHMASSEBI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires MAR. 21, 2023

My Commission Expires: March 21, 23

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL NO.
Michael C. Diaz and Diana S. Diaz, Co-Trustees of the Michael C. Diaz and Diana S. Diaz Community Property Trust dated May 27, 2021 713 Bradford Ave. Nashville, TN 37204	Same	105140N03200CO

For $10 cash in hand, the receipt of which is hereby acknowledged, **MICHAEL DIAZ AND DIANA DIAZ, HUSBAND AND WIFE**, the "**Grantors**", do hereby convey, transfer, remise, release, relinquish and quitclaim unto **MICHAEL C. DIAZ AND DIANA S. DIAZ, CO-TRUSTEES OF THE MICHAEL C. DIAZ AND DIANA S. DIAZ COMMUNITY PROPERTY TRUST DATED MAY 27, 2021**, the "**Grantee**," all of Grantors' right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT A

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the below Grantor, this the 15 day of July, 2021.

Michael Diaz

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Cortney Tahmassebi, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Michael Diaz, 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 and official seal at office, this 15 day of July, 2021.

Cortney R. Tahmassebi
Notary Public

My Commission Expires: March 21, 23

CORTNEY R. TAHMASSEBI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 21, 2023

IN TESTIMONY WHEREOF, this instrument has been executed by the below Grantor, this the 15 day of July, 2021.

Diana J. Diaz
Diana Diaz

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, Cortney Tahmassebi, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Diana Diaz, 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 and official seal at office, this 15 day of July, 2021.

Cortney R. Tahmassebi
Notary Public

My Commission Expires: March 21, 23

CORTNEY R. TAHMASSEBI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires MAR. 21, 2023

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 32 on the Plan of Melpark Townhomes of record in Instrument No. 20150827-0087032 and further shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes of record in Instrument No. 20151222-0128613, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Diaz and Diana Diaz, husband and wife, by Warranty deed from Laura Garner, dated March 9, 2018 and recorded on March 13, 2018 of record in Instrument No. 20180313-0023817, Register's Office for Davidson County, Tennessee.

This is improved property, known as 713 Bradford Avenue, Nashville, TN 37204.