Karen Johnson Davidson County
Batch# 688325 DEEDQC
08/02/2021 11:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210802-0103468

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 Williamson

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

Affiant

Subscribed and sworn to before me, this 30 day of July, 2021.

Notary Public

My commission expires: 2-26-22

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Edwin Antonio Avelar-Campos	**New Owner**	**162-06-0-243.00-CO**
209 Delvin Drive		
Antioch, TN 37013		

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, WALTER A. NUNEZ, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto EDWIN ANTONIO AVELAR-CAMPOS and ANA MIRIAN ~~DIAS~~ DIAZ VDA. DE NUNEZ, husband and wife, "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. 16 on the Plan of Valley Green Subdivision of record in Book 4460, Pages 97-98, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Walter A. Nunez by Warranty Deed from Gregory D. Belcher and wife, Lori Lee Belcher, dated 10/21/05 of record in Instrument No. 20011102-0132523, Register's Office of Davidson County, Tennessee.

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 209 Delvin Drive, Antioch, TN 37013.

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 30 day of JULY, 2021.

WALTER A. NUNEZ

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Walter A. Nunez, 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 30 day of JULY, 2021.

My commission expires: 2-26-22

NOTARY PUBLIC

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202108020103468

Certificate of Authenticity

I, Angela Vance, 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

7/30/21.

Date

Affiant Signature

7/30/21

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30 day of July, 2021.

Notary's Signature

My Commission Expires: 11-17-24

Date

Notary's Seal (if on paper)

