Karen Johnson Davidson County
Batch# 689441 DEEDQC
08/03/2021 12:35:10 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210803-0104312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Ø
Denita McCluskey, Affiant
Subscribed and sworn before me this the
3 Day of Aug, 2021.
A. Hayes, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Juan A. Santana
AND WHEN RECORDED MAIL TO: Tax Bill Sent to:
Juan Santana & Denita McCluskey, Grantee(s) (TBG Tenants by the Entirety w/survivorship rights
1001 Aladdin Dr
Nash. TN. 37217
Consideration: $ Ø.
Property Transfer Tax: $ Ø.
Assessor's Parcel No.: 107 14 0 086.00
PREPARED BY: Denita McCluskey (spouse) certifies herein that he or she has prepared this Deed.

Denita McCluskey
Signature of Preparer

July 19, 2021
Date of Preparation

Denita McCluskey
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on July 19, 2021 in the County of Davidson, State of TN.
by Grantor(s), Juan A. Santana,
whose post office address is 1001 Aladdin Dr Nash. TN. 37217
to Grantee(s), Juan A. Santana & Denita McCluskey (Tenancy by Entirety),
whose post office address is 1001 Aladdin Dr. Nash. TN. 37217,

WITNESSETH, that the said Grantor(s), Juan A. Santana,
for good consideration and for the sum of Zero Dollars
($ Ø.ØØ) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN. and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Signature of Second Grantor (if applicable)

Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Signature of Second Grantee (if applicable)

Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On July 19, 2021, before me, Anna Lambert, a notary public in and for said state, personally appeared, Juan Santana Arz

Denita Mcclusky

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known n/a Produced ID yes

Type of ID TNDL

Seal

ANNA LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 189 on the plan of A Subdivision of the Temple O. Harris Farm, Miro Meadows, of record in Plat Book 1424, page 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Juan A. Santana by Warranty Deed of record in Book 11693, page 188, said Register's Office.

DMS