Karen Johnson Davidson County
Batch# 691347 DEEDQC
08/05/2021 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210805-0105413

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to:
Karen Estrada, 191 McCall Street, Nashville, TN 37211

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Karen Estrada	Karen Estrada	133 02 0 363.00
191 McCall Street	191 McCall Street	
Nashville, Tennessee 37211	Nashville, Tennessee 37211	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, KAREN ESTRADA, an unmarried woman, and ELMER ESTRADA, a married man, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto KAREN ESTRADA, single woman, hereinafter referred to as "Grantee", whose mailing address is: 191 McCall Street, Nashville, Tennessee 37211, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

The Land referred to herein below is situated in the City of Nashville, County of Davidson, State of Tennessee, and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF MCCALL PARK, AS OF RECORD IN BOOK 3500, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 1 FRONTS 90 FEET ON THE SOUTH SIDE OF MCCALL STREET, AND EXTENDS BACK 244.7 FEET ON THE EASTERLY LINE AND 246.6 FEET ON THE WESTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 75.2 FEET.

Being all of that certain property conveyed to Karen Estrada, unmarried and Elmer Estrada, married, as joint tenants with right of survivorship from Emma Dean Hall, widow, by Deed dated 10/22/2013 and recorded 10/28/2013 as Instrument No. 20131028-0111616 in the Office of the County Register of Deeds for Davidson, County, Tennessee.

Tax ID No.: 133 02 0 363.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 191 McCall Street, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of November, 2020.

Karen Estrada
KAREN ESTRADA

Elmer Estrada
ELMER ESTRADA

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that KAREN ESTRADA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4 day of November, 2020.

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELMER ESTRADA, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 4 day of NOV, 20 20.

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/We, 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 Karen Estrada
KAREN ESTRADA

Subscribed and sworn to before me this 4 day of NOV, 20 20

Notary Public
My Commission expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Monica Cotto, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature Monica Cotto

State of Texas

Count of Dallas

On this 31st day of July, 2021, Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

