Name and Address of New Owner:
Jose L. Resendiz Romero

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 702818 DEEDQC
08/23/2021 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210823-0113476

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14801003800

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose Luis Resendiz Romero and Juan Leonardo Garcia,** "the Grantor," convey and quitclaim unto **Jose Luis Resendiz Romero,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 216 on the Plan of Hillbrook, Section 2, a plan of which is of record in Book 3300, Page 12, Register's Office for said County.

Said Lot No. 216 fronts 83.5 feet on the northerly side of Lucky Drive and runs back 183.4 feet on the westerly line and 179.1 feet on the easterly line to a dead line in the rear on which it measures 44 feet.

Being the same property conveyed to Jose Luis Resendiz Romero and Juan Leonardo Garcia by Warranty Deed from James W. Duncan, Jr., widower dated December 13th 2018 and recorded December 14th 2018 of record in Instrument No. 20181214-0122062 in the said Register's Office, Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of May, 2021.

Jose Luis Resendiz Romero (SEAL)
Jose Luis Resendiz Romero

Juan Leonardo Garcia (SEAL)
Juan Leonardo Garcia

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Jose Luis Resendiz Romero and Juan Leonardo Garcia**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of May, 2021.

WILLIAM P. CAVENAUGH-BRADLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
13th day of May, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Public
My commission expires: 11.8.21

File # 21-1932

202108230113476

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5/13/21 (date of document).

Connie Taylor
Affiant Signature

8/20/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021