Karen Johnson Davidson County
Batch# 706492 DEEDQC
08/30/2021 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116398

QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affian

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8/13/21.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Lucia Nieves Morales	Lucia Nieves Morales	150-04-0-114.00
3313 Westcliffe Circle	3313 Westcliffe Circle	
Antioch, TN 37013	Antioch TN 37013	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Jose Manuel Morales, an unmarried man, hereinafter referred to as Grantor, hereby quitclaims to Lucia Nieves Morales, an unmarried woman, heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Lot No. 383 on the Plan of The Country, Seconds Revision, Section Eight, as of record in Plat Book 6250, Page 912-913, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof..

Being the same property conveyed to Lucia Nieves Morales and Jose Manuel Morales, wife and husband, by Warranty Deed from Richard J. Stannard, and Wife, Carrie A Stannard, dated August 15th, 2005 and recorded August 17th, 2005, as instrument number 20050817-009762, in Register's Office for Davidson County, Tennessee.

The said Lucia Nieves Morales and Jose Manual Morales having since divorced, Final Decree having been entered in the Chancery Court for Wilson County, Tennessee on May 5th, 2021.

This improved property known as 3313 Westcliffe Circle, Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY AND PREPARER MAKES NO RESPRESENTATIONS OR WARRANTIES AS TO THE INFORMATION CONTAINED HEREIN.**

IN WITNESS WHEREOF, the said Jose Manual Morales have hereunto set his signature, on this, the 8/13/21.

Jose Manual Morales

Jose Manual Morales

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jose Manual Morales, the bargainor, 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, this the 13 of August 2021.

Notary Public

JACOB L. ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2024
RUTHERFORD COUNTY

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Jamika Jones, 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 8/13/2021.

Date

Jamika Jones
Affiant Signature

8/27/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27TH day of AUGUST, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY