Karen Johnson Davidson County
Batch# 709586 DEEDQC
09/02/2021 02:12:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210902-0118588

Commitment Number: 28503639
Seller's Loan Number: 7009467538

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Feliciano Barrera, 244 Whitsett Road Nashville, TN 37210

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
119 05 0 409.00

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Ana Barrera, N/K/A Ana Williams married to **Aaron M Williams,** (daughter of Feliciano Barrera), whose mailing address is **244 Whitsett Road Nashville, TN 37210**, hereinafter grantor, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Feliciano Barrera,** a married man, hereinafter grantees, whose tax mailing address is **244 Whitsett Road Nashville, TN 37210**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 244 Whitsett Road Nashville, TN 37210

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at 20161109-0118730 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 119 05 0 409.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on June 14, 2021:

Ana Barrera, N/K/A Ana Williams

Ana Barrera, N/K/A Ana Williams

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on June 14, 2021 by **Ana Barrera, N/K/A Ana Williams** who is personally known to me or has produced Insurance Card as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Jana Drury
Notary Public
Expires 12-19-2023

12-19-2023
EXPIRES 12-19-2023

Executed by the undersigned on June 14, 2021:

Aaron M Williams

STATE OF TN
COUNTY OF Wilson

The foregoing instrument was acknowledged before me on June 14, 2021 by **Aaron M Williams** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

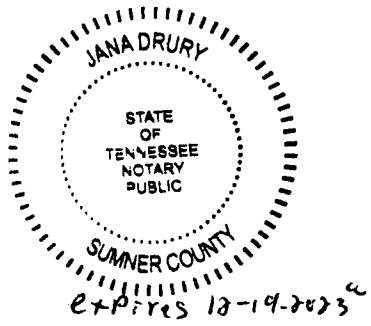
Notary Public
Expires 12-19-2023

State of TN
County of Wilson

I, or 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.

Subscribed and sworn to before me

This 14 day of June, 2021.



(Seal)

Ana Williams
Affiant

Ana Williams
Print Name

Jana Drury
Notary Public

My commission expires:

12-19-2023

Jana Drury
Print Name

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Lot No. 25 Block 1, on the Plan of Cumberland Nurseries, Blocks 1 & 2, of record in Book 161, Page 35, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Ana Barrera from Feliciano Barrera, by virtue of a deed dated 11/8/2016, recorded 11/9/2016, as instrument no. 20161109-0118730 county of Davidson, state of Tennessee.

Commonly Known as, 244 Whitsett Road, Davidson, TN 37210

Tennessee Certification of Electronic Document

I, Reena Martin, 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 6-12-2021 (date of document).

Reena Martin
Affiant Signature

Aug. 31, 2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 31st day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries