Karen Johnson Davidson County
Batch# 710253 DEEDQC
09/03/2021 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210903-0119134

THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MELANIE BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ -0- Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires: _____

QUITCLAIM DEED

Address New Owner: Octaviano Jimenez Olea 225 A Wallace Road Nashville, Tennessee 37211	Send Tax Bills to: New Owner	Map Parcel No. 148-01-0-020.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSE A. JIMENEZ CATALAN,** ("Grantor"), by these presents, does hereby quitclaim and convey unto **OCTAVIANO JIMENEZ OLEA, MARRIED,** and his heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 234 , as shown on the map entitled the Plan of Hillbrook Subdivision, Section 2, of record in Plat Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSE A. JIMENEZ CATALAN, A MARRIED MAN, and OCTAVIANO JIMENEZ OLEA, as joint tenants with rights of survivorship (, by quitclaim deed from JON G. ENGLISH, of record in Instrument No. 20200901-0099506, dated August 31, 2021, said Register's Office.

This is improved property known as: **225 Wallace Road, Units A & B, Nashville, TN 37211**

Said property is conveyed subject to any all such easements, limitations, restrictions and encumbrances as may affect the premises.

[INTENTIONALLY LEFT BLANK]

JOSE A. JIMENEZ CATALAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSE A. JIMENEZ CATALAN** the within named 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, at office, this 31st day of August, 2021

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My commission expires: _____

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **08/31/2021** (date of document).

Affiant Signature

08/31/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **August**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

