Karen Johnson Davidson County
Batch# 713140 DEEDQC
09/13/2021 08:41:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210913-0121886

This Instrument Prepared By: Marissa L. Knight, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

New Owner Name & Address:	Send Tax Bills To:
Sheree Williams-Mendez 209 Connare Drive Madison, TN 37115 MAP OR PARCEL 033160090000	Sheree Williams-Mendez 209 Connare Drive Madison, TN 37115

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 sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Jose Mendez (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Sheree Williams-Mendez (hereinafter "Grantee"), her successors and assigns, all his right, title and interest in a certain tract and parcel of land attached to the property located at 209 Connare Drive Madison, TN 37115 and being more particularly described as the following tract of real estates:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Primrose Meadows, Section I, as of record in Plat Book 4675, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> This Conveyance is subject to any and all existing easements and restrictions of record.
>
> Being the same property conveyed to Sheree Williams Mendez on September 24, 2013 by deed of record in instrument number 20130927-0101853, Register's Office of Davidson County.
>
> Being the same property conveyed to Sheree Williams Mendez, a Married Woman, on September 24, 2013 by quit claim deed deed from Sheree Williams Mendez, a Married Woman, of record of record in instrument number 20130927-0101857, Register's Office of Davidson County.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2021, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 27 day of 08, 2021. JOSE MENDEZ
JOSE MENDEZ

Witness my hand this 27 day of August, 2021. Sheree Williams-Mendez
SHEREE WILLIAMS-MENDEZ

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named JOSE MENDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

SHAYLYN HECKETHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 27 day of August, 2021

Notary Public: SH
My commission expires: 03/03/25

STATE OF TENNESSEE)
COUNTY DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named SHEREE WILLIAMS-MENDEZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

SHAYLYN HECKETHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal this the 27 day of August, 2021

Notary Public: SH
My commission expires: 03/03/25

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY DAVIDSON)

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case styled Sheree Williams-Mendez v. Jose Mendez in the Circuit Court for Davidson County, Tennessee.

Jose Mendez
JOSE MENDEZ

Witness my hand and official seal this the 27 day of Aug, 2021.

NOTARY PUBLIC

My commission expires: 03/03/25

SHAYLYN HECKETHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sheree Williams-Mendez
SHEREE WILLIAMS-MENDEZ

Witness my hand and official seal this the 27 day of Aug, 2021.

NOTARY PUBLIC

My commission expires: 03/03/25

SHAYLYN HECKETHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY