Karen Johnson Davidson County
Batch# 727072 DEEDQC
09/29/2021 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0131276

Name and Address of New Owner:
Maurice Perez Castellanos
4061 Joye Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

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

Map & Parcel No: 04104006900

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, **Nayvy Martinez Pedroso and Maurice Perez Castellanos, wife and husband,** "the Grantor," convey and quitclaim unto **Maurice Perez Castellanos, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in State of Tennessee, County of Davidson, being Lot No. 27 of Dalemere Subdivision, Section 2, located in the 10th Civil District as recorded in Plat Book 2854, Page 133, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 129.37 feet on the easterly side of Yoest Drive, and extends back between lines 307.75 feet on the southerly line, and 310.66 feet on the northerly line to a dead line, measuring 129.40 feet thereon.

Being the same property conveyed to Nayvy Martinez Pedroso and Maurice Perez Castellanos, wife and husband by Warranty Deed from Shanita L. Gooch and husband, Alexius Gooch dated August 28th 2017 and recorded September 5th 2017 record in Instrument No. 20170905-0090775 in the Register's Office for Davidson County, Tennessee.

Improved property known as: 4061 Yoest Drive, Nashville, TN 37207

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 20th day of September, 2021.

x Nayvy Martinez Pedroso (SEAL)
Nayvy Martinez Pedroso

Maurice Perez Castellanos (SEAL)
Maurice Perez Castellanos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2021, before me personally appeared **Nayvy Martinez Pedroso and Maurice Perez Castellanos**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2021.

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

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Signature
My commission expires: 11.8.21

202109290131276

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 9/20/21 (date of document).

Connie Taylor
Affiant Signature

9/28/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY

WILLIAM CASTLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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