Karen Johnson Davidson County
Batch# 740370 DEEDQC
10/20/2021 02:39:34 PM 1 pg
Fees: $12.00 Taxes: $0.00
20211020-0141068

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Quitclaim Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Oscar M Aviles, *et al* 2607 Joplin Drive Nashville, TN 37210	Same	119-11-0-104

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **OSCAR M. AVILES** by these presents does hereby quitclaim and convey unto **OSCAR M. AVILES, SAMUEL AVILES and OSCAR DANIEL AVILES as joint tenants with the right of survivorship** all my right, title and interest in and to the following described tract of land:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 47 on the Plan of Laurel Acres Subdivision of record in Book 2133, Page 48 of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Source of Grantor's interest is a Warranty Deed recorded in Instrument Number 200002010010483, Register's Office for Davidson County, Tennessee on August 5, 2019.

Subject to restrictions filed of record in Book 2150, Page 53 and Book 2298, Page 5, Register's Office for Davidson County, Tennessee.

The above described property is improved property known as 2607 Joplin Drive, Nashville, TN 37210.

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

This instrument was prepared from information furnished by the parties.

WITNESS my hand this the 23rd day of September, 2021.

OSCAR M. AVILES

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THER TRANSFER IS -0-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE
ME, THIS THE 23RD DAY OF SEPTEMBER, 2021

My Commission expires: 1/19/25

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **OSCAR M. AVILES** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee this the 23rd day of September, 2021.

NOTARY PUBLIC

My commission expires: 1/19/25