Karen Johnson Davidson County
Batch# 745385 DEEDQC
10/28/2021 08:11:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211028-0144645

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

STATE OF TENNESSEE
COUNTY OF Williamson

PONDA CULBERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

The actual consideration is $0.00.

Affiant: Lucia Escobar

Subscribed and sworn before me, this the 25th day of October, 2021.

Notary Public:

My Commission Expires:

ADDRESS OF NEW OWNER:
Lucia Escobar
7169 Somerset Farms Drive
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
141/7/O/B/ 145 CO

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Cesar Rojano,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of my undivided right, title and interest to the hereinafter described property to **Lucia Escobar,** (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, Being Lot No. 144 on the Plan of Somerset Farms, Section 4, Phase 3 a PUD, of record in Book 9700, page 460, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cesar Rojano and Lucia Escobar, husband and wife, by Warranty Deed from Debra Johnson Hallman, an unmarried woman, dated August 31, 2006, of record in Instrument No. 20060831-0107768, Register's Office for Davidson County, Tennessee.

This is improved property, known as **7169 Somerset Farms Drive, Nashville, TN 37221**

Whenever used, the singular number shall include the plural, the plural the singular, and the

use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 25th day of ~~August,~~ October 2021.

Cesar Rojano

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cesar Rojano,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand and official seal at office, this 25th day of October, 2021.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

NOTARY PUBLIC

My Commission Expires: