Karen Johnson Davidson County
Batch# 757237 DEEDQC
11/17/2021 02:57:36 PM 1 pg
Fees: $12.00 Taxes: $0.00
20211117-0153296

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:
Jose Menjivar *et ux* 1413 Florence Ave Madison, TN 37115	Same	034-136-116.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **JOSE J. MENJIVAR** by these presents does hereby quitclaim and convey unto **JOSE J. MENJIVAR and wife, HAYDEE DE LOS ANGELES INTERIANO MENJIVAR** 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. 42, of Block B, on the Map of East Law, a Subdivision of Part of Edgemeade Farm of record in Book 547, Pages 153 and 154, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed description

For source of title reference is made to Instrument No. 20041202-0143909, Register's Office for Davidson County, TN.

The above-described property is improved property known as 1413 Florence Ave., Madison, TN 37115.

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 30 day of October, 2021.

JOSE J. MENJIVAR

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 30 DAY OF OCTOBER, 2021.

My Commission expires: 1-19-25

Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **JOSE J. MENJIVAR** 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 30 day of October, 2020.

NOTARY PUBLIC

My commission expires: 1/19/25

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.