FROM: Hugo Aguiar Otero

TO: Gloria Garcia Penate, married

Karen Johnson Davidson County
Batch# 765064 **DEEDQC**
12/02/2021 09:53:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211202-0159587

QUITCLAIM DEED

Address of New Owner:
Gloria Garcia Penate
95 South Graycoft Ave
Nashville, TN 37115

Send Tax Bills To:
OWNER

Map & Parcel:
042-11-0-061.00

THIS INSTRUMENT WAS PREPARED BY

Advantage Title and Escrow
1321 Murfreesboro Pike, #823
Nashville, Tennessee 37217
#14125

Prepared from information furnished by the parties

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever greater, for this transaction is $0.00

Affiant

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

Subscribed and sworn to before me this the 19th day of November, 2021

Notary Public
Commission Expires:_____

I/We, **Hugo Aguiar Otero,** do hereby quitclaim to **Gloria Garcia Penate, married,** HER Heirs and Assigns, all my rights, title and interest in the following land located in **DAVIDSON** County, Tennessee described as follows: To-Wit:

See Exhibit A

This is improved property known as: 95 South Graycroft Ave., Nashville, TN 37115

Witness our hand(s) this the 19th day of November, 2021.

Hugo Aguiar Otero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugo Aguiar Otero with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 19th day of November, 2021.

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

Notary Public
Commission Expires:_____

File No.: 14125

EXHIBIT A

Land lying and being in the 11th Civil District of Davidson County, Tennessee, being part of an unnumbered tract known as part of block "C", on the unrecorded Map of Marthonna, and as described according to a survey by Harvey Gee, dated 12/11/50; property as described in Deed Book 8217, page 65, and further described according to a survey by Wright & Associated, dated November 18, 1990, as follows:

BEGINNING at a point in the easterly margin of South Graycroft Road, said point being 200 feet south of the center line of Old Hickory Boulevard and being the northwest corner of the herein described tract; thence S. 87 degrees 15 minutes E. 270.7 feet to a point; thence S 2 degrees 45 minutes W, 100 feet to a point; thence No. 87 degrees 15 minutes W, 270.7 feet to a point in the easterly margin of South Graycroft Road; thence along said South Graycroft Road, N 2 degrees 45 minutes E. 100 feet to the point of beginning.

Being the same property conveyed to Hugo Aquiar Otero and wife, Gloria Garcia Penate, by deed of record in Instrument No. *_____, Register's Office for Davidson County, Tennessee. Hugo Aquiar Otero and Gloria Garcia Penate A.K.A Hugo A. Otero and Gloria G. Penate.

*20080317002654Y