Karen Johnson Davidson County Batch# 775954 **DEEDQC** 12/17/2021 11:54:02 AM 2 pgs Fees: $12.00 Taxes: $0.00 20211217-0167233	STATE OF: TENNESSEE) COUNTY OF: DAVIDSON) THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0, PURSUANT TO T.C.A. §67-4-409(a)(3)(E). FURTHER AFFIANT SAYETH NAUGHT AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 07th DAY OF DECEMBER, 2021. NOTARY PUBLIC My commission expires:

H. DAVID KITTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	INSTRUMENT PREPARED BY:
Lenin Tenorio-Marban 466 Kinsey Blvd Madison, TN 37115	Lenin Tenoric Marban 466 Kinsey Blvd Madison, TN 37115 **MAP/PARCEL: 173-228 (for 2005)**	H. David Kittrell, Esq. Community Law Group, PLLC 2604 Nolensville Pike, Ste. C Nashville, TN 37211

QUITCLAIM DEED

WHEREAS MARINA MERCADO ANORVE and LENIN TENORIO MARBAN are the current owners of record of the property more specifically described, *infra* (*hereinafter* "Property");

WHEREAS, the undersigned Party, MARINA MERCADO ANORVE, desires to assign and quitclaim her full interest in the Property to: **LENIN TENORIO-MARBAN**; and

NOW, THEREFORE:

FOR AND IN CONSIDERATION of the sum of -0- dollars and No/100 Dollars ($0.00), **MARINA MERCADO ANORVE**, by these presents, has bargained, sold and does hereby convey, remise, release and forever quitclaim unto **LENIN TENORIO-MARBAN**, his successors and assigns, her entire right, title and interest in and to the following described tract of land:

> BEING a portion of Lot No .29 on the Plan of East Madison Addition, as shown by Master Deed of record in Instrument Number 20040907-0107490, of the Register's Office, to which plat reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to MARINA MERCADO ANORVE and LENIN TENORIO MARBAN, by warranty deed from ANNIE WILLIAMS, unmarried, signed on 25 August 2004 and recorded on 07 September 2004 and of record in Instrument Number 20040907-0107490, Register's Office for Davidson County, Tennessee.

This is improved Property more commonly known as: 466 Kinsey Blvd, Madison, TN 37115.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 07th day of December, 2021.

MARINA MERCADO ANORVE

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 bargainor, **MARINA MERCADO ANORVE**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 07th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 1/8/24

Seal: H. DAVID KITTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property