Karen Johnson Davidson County
Batch# 779067 DEEDQC
12/23/2021 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169552

Name and Address of New Owner:
Melanie Michele Collado and Jahzeel Collado
710 27th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 09206056900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Melanie Michele Re and Jahzeel Collado, wife and husband**, "the Grantor," convey and quitclaim unto **Melanie Michele Collado and Jahzeel Collado, wife and husband**, "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of J.W. Turner's Subdivision of Lot No. 21 of the Boyd McNairy Plan of record in Plat Book 57, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Melanie Michele Re and Jahzeel Collado, wife and husband by Warranty Deed from Advanced Equity, LLC dated October 11th 2017 and recorded October 20th 2017 of record in Instrument No. 20171020-0107820 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 710 27th Avenue North, Nashville, TN 37208

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202112230169552

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of August, 2020.

Melanie Michele Collado (SEAL)
Melanie Michele Collado

Jahzeel Collado (SEAL)
Jahzeel Collado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2020, before me personally appeared **Melanie Michele Collado and Jahzeel Collado**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2020.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2020.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

202112230169552

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12.20.21 (date of document).

Connie Taylor
Affiant Signature

12.20.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

