Name and Address of New Owner:
Norma Lissette Galvez and
Williams Adalberto Galvez
803 Cedarcrest Ave
Madison, TN 37115

Karen Johnson Davidson County
Batch# 783650 DEEDQC
01/04/2022 09:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0001069

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 0430502770

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, **Juan Carlos Alvarado and Leyden Margarita Garcias, husband and wife,** hereinafter called the Grantor(s), convey and quitclaim unto **Williams Adalberto Galvez and Norma Lissette Galvez, husband and wife,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, being Lot No. 2, First Revision of Lots 22 and 23, Crestview Estates, as shown on plat of record in Instrument Number 20070215-0019266, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat prepared by Tommy E. Walker, R.L.S. #1465, P.O. Box 495, Ridgetop, TN 37152.

Being the same property conveyed to Norma Lissette Galvez, married, and Juan Carlos Alvarado, married, by Warranty Deed from Steve Sloan D/B/A Stephen Builders, of record in Instrument No. 20080829-0089168, dated August 19, 2008 and recorded on August 29, 2008, Register's Office for Davidson County, Tennessee. (Value or consideration in aforementioned deed $120,000.00.)

Being also known as 803 Cedarcrest Avenue, Madison, TN 37115.

This conveyance is subject to the Plan of First Revision of Lots 22 and 23, Crestview Estates, of record in Instrument No. 20070215-0019266, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4854, Page 643, Register's Office for Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28 day of Dec., 2021.

Juan Carlos Alvarado (SEAL)
Juan Carlos Alvarado

Leyden M Garcia (SEAL)
Leyden Margarita Garcias

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Juan Carlos Alvarado and Leyden Margarita Garcias** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of Dec, 2021.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28 day of Dec., 2021.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Sarah Life, 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 12.28.21.

Date

Affiant Signature

12.28.21

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28 day of Dec., 2021

Notary's Signature

My Commission Expires: 11/8/22

Date

Notary's Seal (if on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON