Karen Johnson Davidson County
Batch# 798546 DEEDQC
02/01/2022 01:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220201-0011692

LW-256693-O

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	2654 Edge O' Lake Drive, Nashville, TN 37217	149-04-0-238-00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Maria Cortez, unmarried, whose address is 2654 Edge O' Lake Drive, Nashville, TN 37217 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Maria Cortez, who acquired title as married, whose address is 2654 Edge O' Lake Drive, Nashville, TN 37217, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 311, EDGE-O-LAKE ESTATES SUBDIVISION, SECTION 14, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 202, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 09/20/2016 at Instrument Number 20160920-0099110 in the Register's Office of Davidson County, Tennessee.

Commonly known as 2654 Edge O' Lake Drive, Nashville, TN 37217. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File No. LW-256693-O

GRANTOR(S):

Maria Cortez

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Rutherford)

Personally appeared before me, Helen F. Mackey, notary public, Maria Cortez, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2022

Notary Public

Helen F. Mackey
Notary Public Name (Printed)

My Commission Expires: 07/17/2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

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

GRANTEE(S):

Maria Cortez

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, Helen F. Mackey, notary public, Maria Cortez, unmarried, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2022

Notary Public

Helen F. Mackey

Notary Public Name (Printed)

My Commission Expires: 07/17/2023

(For Recording Data Only)

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

OATH OF CONSIDERATION

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

GRANTEE(S):
Maria Cortez, unmarried

Maria Cortez

By: Maria Cortez

Its: Owner

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, Helen F. Mackey, notary public, Maria Cortez, the Grantee of Maria Cortez, unmarried, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12 day of January, 2022

Helen F Mackey
Notary Public

Helen F. Mackey
Notary Public Name (Printed)
My Commission Expires: 07/17/2023

(For Recording Data Only)

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Tennessee Certification of Electronic Document

I, Tenya Pivas, 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 January 12, 2022 (date of document).

Affiant Signature

01/12/2022.
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

See Attached.

_____
Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On January 12, 2022 before me, Mirhan Hassanein, Notary Public
(insert name and title of the officer)

personally appeared Kenya Rivas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 MIRHAN HASSANEIN
COMM. #2236734
Notary Public - California
Orange County
My Comm. Expires Apr. 2, 2022 NRO1

Signature _____ **(Seal)**