Name and Address of New Owner:
Rafael Barragan
1210 Stockell Street,
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 801002 DEEDQC
02/07/2022 11:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220207-0013789

Send Tax Bills To:
Rafael Barragan
1210 Stockell Street,
Nashville, TN 37207

This Instrument Prepared By:

Title Clearing & Escrow, LLC
5330 College Blvd,
Leawood, KS 66211

7440588706

Map & Parcel No: 071-15-0-353-00

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, **Rafael Barragan, Jr., who acquired title as a single man and now married,** "the Grantor," convey and quitclaim unto **Rafael Barragan, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Benedict Land Company's First Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, 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 Capital Invest, LLC by Trustee's Deed from Wilson & Associates, PLLC of record in Instrument No. 20161104-0116991 Register's Office for Davidson County, Tennessee, dated October 17, 2016 and recorded on November 04, 2016.

This conveyance is subject to:
Taxes for the year 2017 and thereafter, a lien not yet due and payable;
Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee;
Restrictions of record in Book 455, Page 427 and Book 2485, Page 371, in the Register's Office for Davidson County, Tennessee;
Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 1210 Stockell Street, Nashville, Tennessee 37207.

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 GRANTEE, 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 23 day of December, 2021.

Rafael Barragan **Jr**

State of Tennessee

County of Davidson

On this 23 day of December 2021, before me personally appeared Rafael Barragan **Jr**, 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.

Ella K Butler

Notary's Signature

My Commission Expires: 07/09/2024

(Seal)

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 $ **10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tennessee Certification of Electronic Document

I, CHRIS CARNRIGHT, 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 December 23,2021 (date of document).

Affiant Signature

December 23,2021
Date

State of FLORIDA

County of ORANGE

Sworn to and subscribed before me this 23 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 02/03/2025

NOTARY'S SEAL

MATTHEW EUBANKS
Notary Public - State of Florida
Commission # HH 089089
My Comm. Expires Feb 3, 2025
Bonded through National Notary Assn.