Karen Johnson Davidson County
Batch# 801461 DEEDQC
02/07/2022 02:46:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220207-0014006

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Address New Owner as Follows:
Juan Antonio Abundes Mendez
3257 Clapham Road
Antioch, TN 37013

Send Tax Bills To:
Same as Owner

Map-Parcel:
149030A02800CO

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Jesus Emanuel Abundes Mendez,** Grantor, does hereby quitclaim and convey all of his undivided right, title and interest in the hereinafter described property to **Juan Antonio Abundes Mendez,** grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot Number 97 on the Plan of Section Two, Chelsea Village Addition of record in Plat Book 7900, Page 903, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Tax ID Number 28.00.

Being the same property conveyed to Sanjuana Yebra Ortega, Married and Jesus Abundes Mendez, Unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated April 11, 2012 and recorded April 20, 2012 as Instrument No. 20120420-0033972, in said Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search; Grantor makes no warranties as to information contained herein.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 4th day of February, 2022.

Jesus Emanuel Abundes Mendez
Jesus Emanuel Abundes Mendez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jesus Emanuel Abundes Mendez,** with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence) who executed this instrument for the purposes therein contained.

LAWRENCE PUZZO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
December 21 2024

Notary Public My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00. Jesus Emanuel Abundes Mendez
AFFIANT

Subscribed and sworn to before me this 4th day of February, 2022.

My Commission Expires: My Commission Expires December 21 2024

NOTARY PUBLIC

LAWRENCE PUZZO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY