Karen Johnson Davidson County
Batch# 804673 DEEDQC
02/14/2022 09:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220214-0016528

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 31, 2022.

Notary Public

My Commission Expires: 3/8/22

New Owner Address:
Jamie Arturo Romero, Jr. and
Eva Angelina Romero, Co-Trustees
1707 State Street
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number:
092 08 0 132.00

Briana Ivette Chavez, unmarried woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Jaime Arturo Romero, Jr. and Eva Angelina Romero, Co-Trustees of the Monarca Bamal Family Trust**, dated November 13, 2019 ("Grantee"), one-half (1/2) of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

By way of clarification, the Monarca Bamal Family Trust, dated November 13, 2019 was formerly known as The Romero Family Trust, dated November 13, 2019.

<Signature page to follow.>

WITNESS my hand on this day, January 28, 2022.

Briana Ivette Chavez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Briana Ivette Chavez** 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, January 28, 2022.

marilyn gomez

Notary Public

My Commission Expires: 09-08-25



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EXHIBIT A

Land in Davidson County, Tennessee, being Lot 20-A, on the Plan of Zone Lot Division of Lot Nos. 18, 19 and 20 J.R. Hudson Plan, as of record in Book 21, page 136 and amended in Book 6200, page 510, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Briana Ivette Chavez, by Warranty Deed from D&T Medical Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 202109280130307, Register's Office for Davidson County, Tennessee.

The description is the same as that used in the last deed prior to this transaction.

This is improved property known as 413 Fisk Street, Nashville, TN 37203.

True Copy Certification

I, Robert J. Hazard, Esq., 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 28, 2022.

Affiant Signature

Date: January 31, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne B Jervis, a notary public for this county and state, Robert J. Hazard, Esq., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 31, 2022.

Lynne B Jervis
Notary's Signature

My Commission Expires: 3-8-22

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

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