Karen Johnson Davidson County
Batch# 805406 DEEDQC
02/15/2022 10:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220215-0017354

| | |
|---|---|
| Prepared by/Return to:<br>Mark B. Leedom, Esq.<br>636 Grassmere Park Drive Suite 130B<br>Nashville, TN 37211 | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>The actual consideration or value, whichever is greater, for this transfer is $-0.<br>Jennifer Russell<br>Affiant<br>Subscribed and sworn to before me, this 3 day of February, 2022.<br>Notary Public<br>My commission expires: 10/2/2023 |

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Number |
|---|---|---|
| Gladys I. Labrador | New Owner | 053-12-0-032.00 |
| 126 Hamblen Avenue | | |
| Old Hickory, TN 37138 | | |
| | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GLADYS I. LABRADOR, unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto GLADYS I. LABRADOR, unmarried, a 50% undivided interest, and MAGDA CRUZ and husband, MIGUAL CRUZ, a 50% undivided interest, as tenants in common with rights of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 25 of Block "C" on the Map of the Subdivision No. 3 of Life & Casualty Insurance Company's property at Old Hickory of record in Book 974, Page 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 25 fronts 60 feet on the southwesterly side of Hamblen Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to George H. Labrador and wife, Gladys I. Labrador, by Warranty Deed from Dorothy Jean Collins dated 8/2/95 of record in Book 9754, Page 817, Register's Office of Davidson County, Tennessee. George H. Labrador died on 12/20/17 leaving Gladys I. Labrador as the surviving tenant by the entirety.

**Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.**

**This is improved property bearing the street address of 126 Hamblen Avenue, Old Hickory, TN 37138.**

**Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.**

**WITNESS my/our hand(s) this** 3 **day of** February**, 2022.**

Gladys Irigarry

**GLADYS I. LABRADOR**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

**Personally appeared before me, a Notary Public of said County and State, Gladys I. Labrador, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.**

**Witness my hand and official seal at office this** 3 **day of** February**, 2022.**

**My commission expires:** 10/2/2023

**NOTARY PUBLIC**

MICHELLE CRAWFORD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authenticity

I, Jennifer Russell, 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

02/03/2022.
Date

Jennifer Russell
Affiant Signature

02/04/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this _____ day of February, 2022.

Notary's Signature

My Commission Expires: 10/21/2024
Date

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.