Karen Johnson Davidson County
Batch# 809948 DEEDQC
02/23/2022 02:01:06 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220223-0020622

QUITCLAIM DEED

This instrument prepared by:

Gregory L. Groth, Attorney
139 East Broad Street
Cookeville, TN 38501

PROPERTY OWNER:

Martha Sanchez Esquivel
and Francisco Alejo Lopez
905 Kipling Drive
Nashville, TN 37217

SEND TAX BILLS TO:

Martha Sanchez Esquivel
and Francisco Alejo Lopez
6755 Putnam St
Baxter, TN 38544

Tax Identification: **Map 107 Parcel 14**

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 sufficiency of all of which is hereby acknowledged;

I, **JOHN MELVIN WILSON**, hereby transfer, convey, release, devise and quitclaim all of my right, title and interest in and to the following described lands to **MARTHA SANCHEZ ESQUIVEL and FRANCISCO ALEJO LOPEZ, wife and husband**, their heirs and assigns, being a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 150 on the plan of Miro Meadows, as of record in Book 1424, pages 94 and 95, Register's Office for said county.
>
> Said Lot no. 150 fronts 70 feet on the southerly side of Kipling Drive and runs back 144.4 feet on the westerly line and 144.1 feet on the easterly line to a dead line, measuring 70 feet thereon.

The previous and last conveyance being a Warranty Deed from Richard Allen Sircy and wife, Virginia I. Sircy, to John M. Wilson of record in Book 5536, Page 331, Register's Office of Davidson County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

THIS INSTRUMENT IS BEING PREPARED without the benefit of a title examination. Preparer of this instrument accepts no responsibility and/or liability as to liens, encumbrances, defects in title, validity of title, or other such matters that would be disclosed by a title examination.

TOGETHER with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above-described premises to the center lines thereof; together with the appurtenances and all the estate and rights of the grantor in and to said premises.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 17th day of February, 2022.

John Melvin Wilson
JOHN MELVIN WILSON

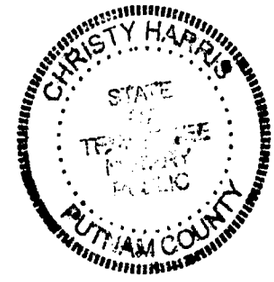
STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **JOHN MELVIN WILSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 17th day of February, 2022.

Christy Harris
NOTARY PUBLIC

My Commission Expires: 4/18/22



STATE OF TENNESSEE
COUNTY OF PUTNAM

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

Martha Sanchez
AFFIANT

Subscribed to and sworn before me this 17th day of February, 2022.

Christy Harris
NOTARY PUBLIC-REGISTER

My Commission Expires: 4/18/22

