AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220002252LD

Karen Johnson Davidson County
Batch# 810486 DEEDQC
02/24/2022 08:36:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220224-0020792

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 043-02-0-019-00

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# QUITCLAIM DEED

THIS DEED made and entered into on this 26TH day of JANUARY, 2022, by and between **Neftali Feliciano, an unmarried person,** a mailing address of 1117 Snow Ave, Madison, TN 37115 **and Nephtaly Feliciano,** a mailing address of 500 Riverview Drive, Franklin, TN 37064 , hereinafter referred to as Grantor(s) and **Neftali Feliciano, an unmarried person,** a mailing address of 1117 Snow Ave, Madison, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1117 Snow Ave, Madison, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20180705-0064852, recorded on 07/05/2018 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Neftali Feliciano

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Neftali Feliciano, the within named Grantor, 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 seal, at office in MADISON, TN, this 26 day of JANUARY, 2022.

Notary Public JESSICA CAMMOCK
My Commission expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Nephtaly Feliciano

**Nephtaly Feliciano**

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Nephtaly Feliciano, the within named Grantor, 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 seal, at office in FRANKLIN, TN, this 26TH day of JANUARY, 2022.

Jessica Cammock

Notary Public
My Commission expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

# VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Neftali Feliciano

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 26th day of January, 20 22.

Notary Public JESSICA CAMMOCK
My Commission Expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and address for person(s) responsible for taxes:

**Neftali Feliciano**
1117 Snow Ave
Madison, TN 37115

Name and address of property owner:

**Neftali Feliciano**
1117 Snow Ave
Madison, TN 37115

## LEGAL DESCRIPTION

The following described property is situated in the County of Davidson, State of Tennesee, to-wit:

TRACT NO. I:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY HARVEY GEE, SURVEYOR, DATED NOVEMBER 2, 1951, AS FOLLOW:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF SNOW AVENUE (COMMERCE STREET), SAID POINT BEING 164.8 FEET EAST OF THE DIVIDING LINE BETWEEN LOTS NO. 6 AND 7 OF SAID SUBDIVISION; THENCE IN AN EASTERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE 116.5 FEET TO A POINT; THENCE CONTINUING AROUND A CURVE IN AN EASTERLY AND SOUTHERLY DIRECTION 143.7 FEET TO A POINT; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE MARGIN OF SNOW AVENUE (KNOX STREET) 30.6 FEET TO A POINT; THENCE SOUTH 82 DEGREES 49 MINUTES WEST 208.2 FEET TO A POINT; THENCE NORTH 15 DEGREES 02 MINUTES WEST 110 FEET TO THE SOUTHERLY MARGIN OF SNOW AVENUE, THE POINT OF BEGINNING.

TRACT NO. II:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 7 ON THE MAP SHOWING SUBDIVISION OF LOTS 27 AND PART OF LOT 29 IN THE DIXIE PURE FOOD COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 52, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN, SAID PIN BEING N 16 DEGREES. 40' WEST 145 FEET ALONG THE WEST MARGIN OF SNOW AVENUE, FORMERLY KNOX STREET; FROM THE COMMON CORNER OF LOTS 7 AND 8 OF SAID SUBDIVISION; THENCE SOUTH 82 DEGREES 12' WEST 208.4 FEET TO AN IRON PIN; THENCE NORTH 15 DEGREES 09' WEST 10.3 FEET TO AN IRON PIN; THENCE NORTH 82 DEGREES 49' EAST 208.2 FEET TO AN IRON PIN; THENCE SOUTH 16 DEGREES 40' EAST 8.4 FEET TO AN IRON PIN; THENCE N. 16 DEGREES 40' WEST 145 FEET ALONG WEST MARGIN OF SNOW AVENUE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO NEFTALI FELICIANO AND NEPHTALY FELICIANO FROM WANDA WILLIAMS, DATED 06/29/2018, RECORDED 07/05/2018, DEED INSTRUMENT # 201807050064852, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel/APN/Tax ID: 043-02-0-019-00

# Certificate of Authenticity

I, Jennifer Terranova, 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 1/26/2022.

Date

Jennifer Terranova

Affiant Signature

1/28/2022

Date

State of New York

County of Ontario

Sworn to and subscribed before me this 28 day of January, 2022.

Kimberly L. Atkins

Notary Signature

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022

My Commission Expires: 04/22/2022

Date

Notary's Seal (if on paper)