Name and Address of New Owner:
Dember Omar Chavez
1013 Prim Drive
Madison, TN 37115

Send Tax Bills To:
Dember Omar Chavez
1013 Prim Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 812081 DEEDQC
02/28/2022 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220228-0021932

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 03316003100

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Dember Omar Chavez, unmarried, and Israel O. Alvarado, unmarried ,** "the Grantor," convey and quitclaim unto **Dember Omar Chavez, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of Primrose Acres, of record in Book 2663, Page 106, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dember Omar Chavez, unmarried, and Israel O. Alvarado, unmarried by Warranty Deed from Daltina Lovell and husband, Keith Lovell dated May 2nd 2008 and recorded May 14th 2008 of record in Instrument No. 20080514-0049477 in the Register's Office for Davidson County, Tennessee.

Improved property known as: 1013 Prim Drive, Madison, TN 37115

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 24th day of January, 2022.

_____(SEAL)
Dember Omar Chavez

_____(SEAL)
Israel O. Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2022, before me personally appeared **Dember Omar Chavez and Israel O. Alvarado**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of January, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of January, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202202280021932

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 1/24/22 (date of document).

Affiant Signature

2/14/22
Date

State of Tennessee

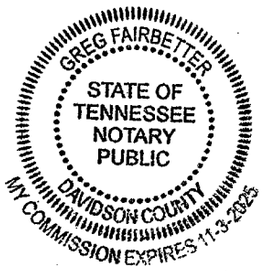
County of Davidson

Sworn to and subscribed before me this 14th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212