Karen Johnson Davidson County
Batch# 812131 DEEDQC
02/28/2022 09:10:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220228-0022054

STATE OF TENNESSEE

COUNTY OF Davidson

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater, is $0.00.

IVAN MARTINEZ ROCHA

EDITH MARLEN DEL VALLE MORALES

Sworn to and subscribed before me this 13th day of August, 2021.

Notary Public My Commission expires 01-03-2023

NEW OWNERS:
Ivan Martinez Rocha and
Edith Marlen del Valle Morales
3511 Seneca Forest Drive
Nashville, TN 37217

Send Tax Notice to: SAME

Map-Parcel Number
136105B02600CO

Prepared by:
Everette Parrish TBPR# 026518
Franklin Law PLC
P.O. Box 682422
Franklin, TN 37068-2422
615-516-3030 cell/text
615-844-3462 fax
eparrish@law4tn.com

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby expressly acknowledged, and for the express purpose of conveying by Quitclaim Deed to the Grantees herein, the property herein described, I, MARIA DEL VALLE, do hereby convey to IVAN MARTINEZ ROCHA and wife, EDITH MARLEN DEL VALLE MORALES, *as tenants by the entirety*, their heirs and assigns forever, all my right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, being **Lot No. 47, Unit 47**, Condominium Site Plan of Lots 15-20, 41-56 of Section Four, Priest Lake Forest of record in Plat Book 5200, page 574, amending Plat Book 5200, page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property as conveyed to JOSUE TENORIO and wife, MARIA DEL VALLE, by Quitclaim Deed from JOSE ALEJANDRO BARRERA, signed and dated March 16, 2013, and recorded March 22, 2013, at Instrument Number 20130322-0028401, Register's Office for Davidson County, Tennessee.

SUBJECT TO: Easements, building setback lines and certain restrictions as may appear on the Plat of Section Four, Priest Lake Forest Condominium Site Plan of Lots 15-20,41-56, in Plat Book 5200,

page 574, amending Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines, rights for public utilities, or other governmental regulations applicable to the property described herein but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC § 3604.

And now I, MARIA DEL VALLE, do hereby convey to IVAN MARTINEZ ROCHA and wife, EDITH MARLEN DEL VALLE MORALES, *as tenants by the entirety*, and their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said MARIA DEL VALLE, does hereby set her signature on the 13th day of August, 2021:

MARIA DEL VALLE

STATE OF TENNESSEE

COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MARIA DEL VALLE, the bargainer, with whom I am personally acquainted, or proved to me based on satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this 13th day of August, 2021.

SOFIA ESTRADA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
My Commission expires: 01/03/2023

The street address of the herein described property is believed to be 3511 Seneca Forest Drive, Nashville, TN 37217 and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This instrument was prepared from information furnished by the Grantor herein and the preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the description.