Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 818019 DEEDQC
03/09/2022 09:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220309-0026828

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 28th day of February, 2022.

Notary Public

My commission expires: 10/24/2024

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

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Irma Gladys Cortez	**New Owner**	**10705003600**
717 Elissa Drive		
Nashville, TN 37217		

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, IRMA GLADYS CORTEZ, unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto IRMA GLADYS CORTEZ, unmarried, and CARLOS MARIO CORTEZ, unmarried, tenants in common with right 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. 116 on the Plan of Bel-Air, Section Two, of record in Book 2900, Pages 29-32, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Irma Gladys Cortez, unmarried, by Warranty Deed from Brenda Elisabeth Batres Martinez, unmarried, dated 5/16/19 of record in Instrument No. 20190520-0047558, Register's Office of Davidson County, Tennessee.

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 being designated as 717 Elissa Drive, Nashville, TN 37217.

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 25th day of February, 2022.

IRMA GLADYS CORTEZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Irma Gladys Cortez, 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 25th day of February, 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

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 2/25/2022 (date of document).

Jennifer Russell
Affiant Signature

2/28/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of February 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

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