Karen Johnson Davidson County
Batch# 818972 DEEDQC
03/10/2022 09:47:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220310-0027568

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Javier Suarez 5105 Rhett Dr. Nashville, TN 37211	NEW OWNER	161-06-010.00

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, **Ma Aurora Gonzaalez, unmarried** "the Grantor," conveys and quitclaims unto **Javier Suarez, unmarried** "the Grantee," the following described real estate in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 85, on the Plan of Section Three, McMurray Woods, of record in Book 3300, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 85 front 159.8 feet on the West side of Rhett Drive and extends back 108.4 feet on the North line and 183.4 feet on the South line to a dead line in the rear on which it measures 176.8 feet.
>
> BEING the same property conveyed to Javier Suarez and Ma Aurora Gonzaalez, husband and wife, by Warranty Deed from Rose D. Widener, unmarried, dated April 14, 2018, and recorded on April 25, 2018, as Instrument No. 201804250038990 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

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.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16 day of December, 2021.

Aurora Gonzalez (SEAL)
Ma Aurora Gonzaalez

STATE OF TENNESSEE)
)
COUNTY OF TN)

PATRICIA K. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

Personally appeared before me, a Notary Public in and for said State and County, Ma Aurora Gonzaalez, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of December, 2021.

Patricia K Harris
Notary Public
My commission expires: 9/2/2024

PATRICIA K. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

STATE OF TENNESSEE
COUNTY OF Sumner

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

Cheaty Petty
(Affiant)

Notary Public

My commission expires: 10/23/23

JOHN BOBBITT STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY