This Instrument Prepared By and
When Recorded Please Return to:

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

Karen Johnson Davidson County
Batch# 818977 DEEDQC
03/10/2022 09:48:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220310-0027573

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Aurora Gonzalez-Estrada 201 Margo Lane Nashville, TN 37211	NEW OWNER	148-20-9

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

> LAND in Davidson County, Tennessee, being Lot(s) 116, as shown on the map entitled Plan of Haywood Acres, Section Four, of record in Plat Book 2900, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Javier Suarez, married, by Warranty Deed from Charles Appleton and wife, Pamela Appleton, dated October 31, 2008, and recorded on November 5, 2008, as Instrument No. 20081105-0109966 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.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 24 day of November, 2021.

JAVIER SUAREZ (SEAL)
Javier Suarez

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, Javier Suarez, 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 24 day of November, 2021.

JOELL BOLDITT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My commission expires: 10/23/23

STATE OF TENNESSEE
COUNTY OF Sumner

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

(Affiant)

Notary Public

My commission expires: 10/23/23

JOELL BOLDITT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY