Karen Johnson Davidson County
Batch# 825771 DEEDQC
03/21/2022 03:22:04 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220321-0032416

CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Rutherford)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 9th day of March, 2022.

M. GARTH BENTLEY NOTARY TENNESSEE PUBLIC RUTHERFORD COUNTY

Notary Public

My Commission Expires: 8 / 19 / 24

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Roman Fonseca John Floyd 2770 Barfield Road Murfreesboro, TN 37128	[SAME]	18300017500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Roman Fonseca** (f/k/a Roman Fonseca Rodriguez) ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Roman Fonseca** and **John Floyd** ("Grantee"), their heirs, successors and assigns, each a 1/2 interest in the Property (further described and defined herein) as tenants-in-common, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Commercial tract Revision to Lot 2, Section One, October Woods, of record in Instrument No. 20000518-0049859, in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Roman Fonseca (f/k/a Roman Fonseca Rodriguez) from The Corner at Burkitt, LLC, a Tennessee limited liability company, by Warranty Deed of record in the Register's Office for Davidson County, Tennessee at Instrument Number 20191107-0115318.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

[*Notarized Signature on Next Page*]

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

Roman Fonseca
(f/k/a Roman Fonseca Rodriguez)

STATE OF Tennessee)
)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roman Fonseca (f/k/a Roman Fonseca Rodriguez), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the within instrument for the purposes therein contained.

Witness the 9th day of March, 2022.

Notary Public

My Commission Expires: 8 / 19 / 24

M. GARTH BENTLEY NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY