Karen Johnson Davidson County
Batch# 835131 DEEDQC
04/06/2022 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220406-0039584

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203
1-16393-TC

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number(s)
Monica D. Hernandez and Michael Lee Wiley 3314 Glencliff Road Nashville, TN 37211	New Owner	120 06 0 010.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me, this the 30 day of March 2022.

Notary Public

My Commission Expires: 7/9/24
(Affix Seal)

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Monica D. Hernandez, a married woman,** hereinafter referred to as the Grantor, has this day quitclaim unto **Monica D. Hernandez and Michael Lee Wiley, wife and husband,** hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantor's interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Map of Stardust Acres, as of record in Book 1424, Page 92, Register's Office for said County.

Said Lot No. 137 fronts 82.1 feet on the Northerly side of Saturn Drive and runs back between lines 181.1 feet on the Easterly line and 215.9 feet on the Westerly line to a dead line in the rear on which it measures 61 feet, more or less.

Being the same property conveyed to Monica D. Hernandez, a single woman, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in

Instrument No. 20170317-0026310, in the Register's Office of Davidson County, Tennessee, dated March 15, 2017 and recorded on March 17, 2017.

This is improved property known as: **1324 Saturn Drive, Nashville, TN 37217.**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statue.

IN WITNESS WHEREOF, this instrument has been executed this the 29 day of March 2022.

GRANTOR:

Monica D. Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Monica D. Hernandez** the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged, that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 29th day of March 2022.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 30, 2022.

Tori Cole

Affiant Signature

Date: 3/30/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 30, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-(o-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM