Name and Address of New Owner:
Sergio Diaz
3935 E Ridge Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 849852 DEEDQC
05/03/2022 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220503-0051035

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14814001400

QUITCLAIM DEED

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, **Sergio Diaz, unmarried ,** "the Grantor," convey and quitclaim unto **Sergio Diaz and Kensy Jolibeth Barrera Sanchez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Locustwood, Section Two, as of record in Book 2331, Page 147, said Register's Office. Said Lot No. 148 fronts 89 feet on the westerly side of East Ridge Drive and runs back 239.7 feet on the southerly line and 238 feet on the northerly line to a dead line in the rear, measuring 88. 7 feet thereon.
>
> Being the same property conveyed to Sergio Diaz, Unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated May 27th 2010 and recorded June 1st 2010 of record in Instrument No. 20100601-0041937, in the Register's Office of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 have executed this Quitclaim Deed on the 18th day of April, 2022.

Sergio Diaz (SEAL)
Sergio Diaz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared **Sergio Diaz**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of April, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of April, 2022.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/18/22 (date of document).

Affiant Signature

4/26/22
Date

State of Tennessee

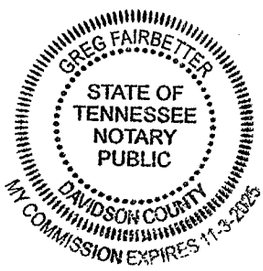
County of Davidson

Sworn to and subscribed before me this 26th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212