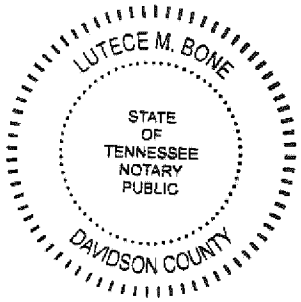
Karen Johnson Davidson County
Batch# 858258 DEEDQC
05/18/2022 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220518-0057619



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 2 day of MAY, 2022.

Notary Public

My commission expires: 01.08.2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Hilda Sanchez Gamboa	**SAME AS NEW OWNER**	**136-13-0-040.00**
531 Rural Hill Road		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, **Rodrigo Mendoza** (hereinafter the "Grantor"), hereby quitclaim and convey to **Hilda Sanchez Gamboa** (hereinafter the "Grantee"), her heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 50 on the Plan of Edge-O-Lakes Estates, Section IV, as of record in Book 3600, Pages 87 and 88, Register's Office for said County.

SAID lot fronts 80 feet on the westerly side of Rural Hill Road and runs back 134.56 feet on the northerly line and 135.03 feet on the southerly line to a dead line in the rear on which it measures 87.48 feet.

BEING the same property conveyed to Rodrigo Mendoza by Warranty Deed from Robert L. Humphrey (incorrectly referred to as Rober L. Humphrey) and wife, Patsy W. Humphrey of record in Instrument No. 20010718-0076200 in the Register's Office for Davidson County, Tennessee.

BEING improved property also known as **531 Rural Hill Road, Nashville, TN 37217.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 2 day of May, 2022.

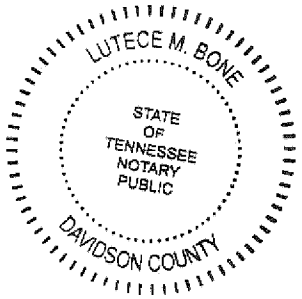
Rodrigo Mendoza

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Rodrigo Mendoza, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2 day of May, 2022.

Notary Public
My Commission Expires: 01.08.2024



Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 05/02/2022 (date of document).

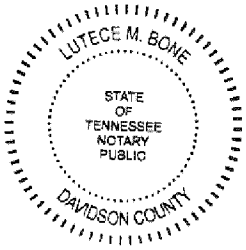
Affiant Signature

05/11/2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11 day of May, 2022.



Notary's Signature

MY COMMISSION EXPIRES: January 8, 2024

NOTARY'S SEAL