Name and Address of New Owner:
Jose R. Sustaita Molina
Saturino Sustaita Molina
208 Mann Road,
Madison, TN 37115.

Karen Johnson Davidson County
Batch# 864500 DEEDQC
05/27/2022 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220527-0062091

Send Tax Bills To:
New Owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Map & Parcel No: 052-16-0-095.00

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, **Jose R. Sustaita Molina, unmarried man**, hereinafter called the Grantor(s), convey and quitclaim unto **Jose R. Sustaita Molina and Saturino Sustaita Molina, as tenants in common,** hereinafter called the Grantee(s), the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Marlin Meadows, Section 4, of record in Book 2133, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Jose R. Sustaita Molina, unmarried man, by Warranty Deed from Debra Lynn England, an unmarried woman, of record in Instrument No. 20200402-0035413, Register's Office for Davidson County, Tennessee, dated March 30, 2020 and recorded on April 2, 2020. (Value or consideration in aforementioned deed $252,000.00.)
>
> Being also known as 208 Mann Road, Madison, TN 37115.

Grantor covenants 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 GRANTEES, 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 23 day of May, 2022.

Jose R. Sustaita Molina (SEAL)
Jose R. Sustaita Molina

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said State and County, **Jose R. Sustaita Molina** the within named bargainer(s), 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 23 day of May, 2022.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy Balent
Notary Public
My commission expires: 10.2.23

AFFIDAVIT OF VALUE

STATE OF Tennessee)
)
COUNTY OF Davidson)

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**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jose R. Sustaita Molina
(Affiant)

Sworn to and subscribed before me this 23 day of May, 2022.

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sandy Balent
Notary Public
My commission expires: 10.2.23

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5.23.22.

Affiant Signature

5.23.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 23 day of May, 2022

Notary Signature

My Commission Expires: 11/8/22

