QUITCLAIM DEED

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title LLC dba Warranty Title Ins. Co., 120 Anderson Lane, Hendersonville TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toribio Garcia Rodriguez	Toribio Garcia Rodriguez	09203021600
(NAME)	(NAME)	
2203 Morena St.	2002 Jones Ave	
(ADDRESS)	Nashville, TN 37207	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was prepared by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been required or provided regarding the legal significance or ramifications regarding the use of this instrument.

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Rodrigues Environmental Abatement, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Toribio Garcia Rodriguez, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of the north half of Lot No. 3 in the sub. of Lot No. 4 of the Elizabeth Harding Lytle Tract, as of record in Minute Book 25, page 453 Chancery Court at Nashville, for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Morena Street, and runs back between parallel lines, 162 ½ feet to an alley.

Being the same property conveyed to Rodrigues Environmental Abatement, by Quitclaim Deed from Sundae Woodson, dated August 29, 2014 and filed of record in Instrument No. 20140909-0082566, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2203 Morena St Nashville TN 37208
(House No.) (Street) (P.O. Address) (City or Town)(Postal Zip

Witness my hand 20th day of May, 2022.

Karen Johnson Davidson County
Batch# 864605 DEEDQC
05/31/2022 09:18:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220531-0062258

Rodrigues Environmental Abatement, LLC

Toribio Garcia Rodriguez , Managing Member

STATE OF TENNESSEE)
COUNTY OF SUMNER)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC OF THE STATE AND COUNTY MENTIONED, PERSONALLY APPEARED TORIBIO GARCIA RODRIGUEZ, WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO, UPON OATH, ACKNOWLEDGED HIMSELF TO BE Managing Member (OR OTHER OFFICER AUTHORIZED TO EXECUTE THE INSTRUMENT) OF RODRIGUEZ ENVIRONMENTAL ABATEMENT, LLC, THE WITHIN NAMED BARGAINOR, A LIMITED LIABILITY COMPANY, AND THAT SUCH MEMBER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED, BY PERSONALLY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY AS Managing Member (OR OTHER AUTHORIZED OFFICER).

WITNESS MY HAND, AT OFFICE, THIS 20th OF MAY, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/26/24

