Name and Address of New Owner:
Maria Francisca Reyes and Agustin Reyes
321 Queen Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 866328 DEEDQC
06/02/2022 11:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220602-0063733

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

Map & Parcel No: 07104029600

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, **Maria Francisca Reyes,** "the Grantor," convey and quitclaim unto **Maria Francisca Reyes and Agustin Reyes, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Queen Avenue Re-subdivision, a Re-subdivision of the J. B. Haynies Oriental Plan of record in Plat Book 6200, Page 625 in the Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.
>
> Being the same property conveyed to Maria Francisca Reyes by Warranty Deed from Pablo Reyes, dated December 18th, 2009, and recorded December 21st, 2009, of record in Instrument No 20091221-0115581, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 321 Queen Avenue, Nashville, TN 37207

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 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 have executed this Quitclaim Deed on the 26th day of May, 2022.

Maria Francisca Reyes (SEAL)
Maria Francisca Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2022, before me personally appeared **Maria Francisca Reyes**, 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 26th day of May, 2022.

Notary Signature
My commission expires:

GREG PATRIBETTER
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 26th day of May, 2022.

Notary Signature
My commission expires:

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

202206020063733

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 5/24/22 (date of document).

Affiant Signature

5/27/22
Date

State of Tennessee

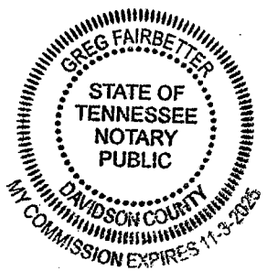
County of Davidson

Sworn to and subscribed before me this 27th day of May, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



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