Name and Address of New Owner:
Thelma A. Lemus Avelor and Jose Noe Avelar Nunez
2707 Whorley Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 873137 DEEDQC
06/16/2022 12:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220616-0069063

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

Map & Parcel No: 15001006900

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, **Iris G Lemus, an unmarried woman, ,** "the Grantor," convey and quitclaim unto **Thelma H Lemus and Jose Noe Avelar-Nunez, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 250 on the Plan of Edge-0-Lake Estates, Section III, as of record in Book 3600 Page 82, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Whorley Court at the corner of Lots No. 249 and 250, thence with said Court, nor3therly 72.59 feet to a monument at the beginning of a curve; thence around said curve in a westerly direction 86.22 feet to a monument; thence continuing west with the curve of said street, 17.91 feet to the corner of Lots No. 250 and 251; thence southerly with the line of said lots, 136.79 feet to a point in the north line of Lot No. 248; thence along the rear line of Lot No. 248 easterly 23.68 feet to a corner of Lot No. 249 and 250; thence east along the common line of Lots 248, 249, 250, 128.99 feet to the point of beginning.

Being the same property conveyed to Thelma H Lemus and Jose Noe Avelar-Nunez, husband and wife, and Iris G Lemus, an unmarried woman by Warranty Deed from Timmy E Raines, Sr, and wife, Anita Cook, dated August 8th, 2013, and recorded August 21st, 2013, of record in Instrument No 20130821-0087913 in the Register's Office for 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 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 31st day of May, 2022.

Iris G. Lemus (SEAL)
Iris G Lemus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2022, before me personally appeared **Iris G Lemus**, 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 31st day of May, 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-**, 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 31st day of May, 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 5/31/22 (date of document).

Affiant Signature

6/10/22
Date

State of Tennessee

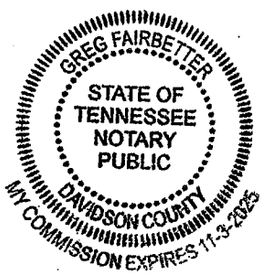
County of Davidson

Sworn to and subscribed before me this 10th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



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