Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Irving Jose Zamora and Lindsey Evans Zamora, Co-Trustees 851 Clayton Avenue Nashville, TN 37204	**118-05-0-S-002.00CO**	**SAME**

Karen Johnson Davidson County
Batch# 877776 DEEDQC
06/24/2022 02:42:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072680

This instrument prepared by: Carter Shelton Jones, I
2021 Richard Jones Road, Suite 240, Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lindsey Zamora and husband, Irving Jose Zamora, as tenants by the entirety** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **Irving Jose Zamora and Lindsey Evans Zamora, Co-Trustees of The Irving and Lindsey Zamora Family Trust dated June 20th, 2022** (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **851 Clayton Avenue, Nashville, TN 37204**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 20th day of June, 2022.

LUCY RALPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 07, 2025

Notary Public
My Commission Expires: 7/7/25

Grantors and Grantees acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian Shelton or Carter Shelton Jones, PLC perform a title examination; and that neither Brian Shelton nor Carter Shelton Jones, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

Tennessee Code Annotated § 35-15-510 shall apply to the Property and/or the proceeds (as that term is defined in such section) from the Property.

Lindsey Zamora and Lindsey Evans Zamora being one and the same person.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 20 day of June, 2022.

LINDSEY ZAMORA

IRVING JOSE ZAMORA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lindsey Zamora and Irving Jose Zamora,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20 day of June, 2022.

Notary Public

My Commission Expires:

1/11/2026

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 849 & 851 Clayton Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160526-0053161 and being shown on Plat attached thereto as Exhibit "C", 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 Lindsey Zamora and husband, Irving Jose Zamora (as tenants by the entirety) from Marla Richardson, unmarried and Callie Richardson, unmarried, by warranty deed filed for record on July 2, 2019, Instrument Number 20190702-0064283, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160526-0053161, Register's Office for Davidson County, Tennessee. Restrictive Covenants for detached structure of record in Instrument Number 20170626-0064255, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.