AFTER RECORDING RETURN TO:
METLIFE LEGAL PLANS DEEDS
8940 MAIN STREET, SUITE 2
CLARENCE, NY 14031
File No. James Huerta

Karen Johnson Davidson County
Batch# 879391 DEEDQC
06/28/2022 11:00:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220628-0074236

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 133-02-0-116

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of June, 2022, by and between **James Huerta A/K/A James Joseph Huerta and Natalie Huerta A/K/A Natalie Bevacqua Huerta, husband and wife**, whose address is 242B Antioch Pike, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **James Huerta and Natalie Huerta, as trustees of the James Huerta and Natalie Huerta Revocable Living Trust dated May 15, 2022**, whose address is 242B Antioch Pike, Nashville, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property commonly known as: 242B Antioch Pike, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20210617-0082153, recorded on 06/17/2021 in Davidson County, TENNESSEE.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

James Huerta A/K/A James Joseph Huerta

Natalie Huerta A/K/A Natalie Bevacqua Huerta

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, James Huerta A/K/A James Joseph Huerta and Natalie Huerta A/K/A Natalie Bevacqua Huerta, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, this 9 day of June, 2022.

Notary Public
My Commission expires: 11.6.24

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 9 day of June, 2022

Notary Public
My Commission Expires: 11.6.24

Name and address for person(s) responsible for taxes:

James Huerta and Natalie Huerta
242B Antioch Pike
Nashville, TN 37211

Name and address of property owner:

James Huerta and Natalie Huerta
242B Antioch Pike
Nashville, TN 37211

AUDDIE MALIK COUSINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 6, 2024

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of record in Instrument No. 20180510-0045023, and labeled as The Resubdivision of part of Lot No. 7 on the Subdivision of the Real Estate of Hinchey Peyway, Minute Book "I", Page 442, Chancery Court in Nashville and Lot 8 and Lot 9 on the unrecorded Map of A.C. Roths Subdivision described according to a Survey by Z.J. Wilkinson, Survey, May 3, 1940.

Being a portion of the same property conveyed to Robert Hamilton and Katherine Hamilton, husband and wife by Warranty Deed from Blackacre Development Company, LLC, a Tennessee limited liability company, dated April 29, 2019, of record in Instrument No. 20190508-0043106, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

APN: 133-02-0-116

PROPERTY COMMONLY KNOWN AS: 242B Antioch Pike, Nashville, TN 37211

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and executed on 6/9/2022 and authenticated according to law.

Dated: 6/24/2022

Signature

STATE OF NEW YORK

COUNTY OF ERIE

On the 24 day of June, 2022, personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public's Signature

My Commission Expires 6/6/2025

Notary's Seal

JAMES ROALDI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RO6128100
Qualified in Erie County
Commission Expires June 06, 2025