Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 879489 DEEDQC
06/28/2022 12:16:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220628-0074406

File #22-1148

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jorge Victor Boero, unmarried man** does hereby quitclaim unto **Mary Rachael Ashworth, unmarried woman (incorrectly conveyed in prior deed as Mary Rachel Ashworth)** Trustee hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Subdivision of the A.V.S. Lindsley 29 acre tract of record in Plat Book 57, Page 66, 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 Mary Rachel Ashworth and Jorge Victor Boero by Warranty deed from John Edward Mallard and wife, Mary Lee Mallard of record in Instrument No. 20020916-0112327 Register's Office for Davidson County, Tennessee, dated August 30, 2002 and recorded on September 16, 2002.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely unto **Mary Rachael Ashworth, unmarried woman**

This is improved property, known as: 1424 Gartland Avenue, Nashville, TN 37206

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Mary Rachael Ashworth **1424 Gartland Avenue** **Nashville, TN 37206**	**same as New Owner**	**083-09-0-345.00**

WITNESS THE EXECUTION HEREOF this 28 day of June, 2022.

Jorge Victor Boero

State of Tennessee
County of Davidson

On this 28th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jorge Victor Boero,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 28 day of June, 2022.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY