Name and Address of New Owner:
Jose I. Salazar and Rogelia Rodriguez Mariscal
5033 Luker Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 886640 DEEDQC
07/11/2022 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079233

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

Map & Parcel No: 162020A05400CO

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, **Jose I. Salazar,** "the Grantor," convey and quitclaim unto **Jose I. Salazar and Rogelia Rodriguez Mariscal, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Being all of Lot No. Fifty Four (54) on the Final Plat, Section Two, Spencer Hill, according to Plan of record in Instrument Number 20071115-0134114, and in Book 3700, Page 59, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Jose I. Salazar by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated September 21st 2011 and recorded October 3rd 2011 of record in Instrument No. 20111003-0076628, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 5033 Luker Lane, Antioch, TN 37013

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 24th day of June, 2022.

_____(SEAL)
Jose I. Salazar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2022, before me personally appeared **Jose I. Salazar**, 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 24th day of June, 2022.

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

_____
Notary Signature
My commission expires:

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 24th day of June, 2022.

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

_____
Notary Signature
My commission expires:

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 6/24/22 (date of document).

Affiant Signature

7/8/22
Date

State of Tennessee

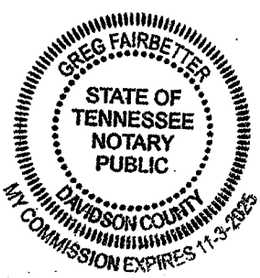
County of Davidson

Sworn to and subscribed before me this 8th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



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