Karen Johnson Davidson County
Batch# 886644 DEEDQC
07/11/2022 09:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220711-0079238

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Leticia P. Lozano
133 Elmhurst Ave.
Nashville, Tennessee 37207

SEND TAX BILLS TO:
Same as Owner

TAX MAP/PARCEL
Map 71-10
Pars. 167 and 168

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That for ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, **Isedro Garcia Lucio**, by these presents quitclaim and convey to **Leticia P. Lozano,** all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

TRACT I: [Map 71.10, Parcel 168]

Land in Davidson County, Tennessee, described as follows:

Lot No. 5 in Block "D", East View Subdivision of the Shwab Property, a plan of which is of record in Book 547, page 64, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete and accurate description.

Being the same property conveyed to Rosario R. Lucio and husband Antonio G. Lucio from BLC Investments, Inc. of record as Instrument 20040826-0103422, said Register's Office, and subsequently conveyed by Rosario P. Lucio and husband Antonio G. Lucio to Isedro Garcia Lucio by quitclaim deed of record as Instrument 20100325-0022254, said Register's Office.

This is improved property known as 133 Elmhurst Avenue, Nashville, Tennessee 37207.

TRACT II: [Map 71.10, Parcel 167]

Land in Davidson County, Tennessee, Being Lot No. 4 of Block "D", East View Subdivision of the Shwab Property, a plan of which is of record in Book 547, page 64, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Rosario R. Lucio and husband Antonio G. Lucio by Warranty Deed from Rosemary Mayo, of record as Instrument 20061025-0132440 in the Register's Office for Davidson County, Tennessee, and subsequently conveyed by Rosario P. Lucio and husband Antonio G. Lucio to Isedro G. Lucio by quitclaim deed of record as Instrument 20070705-0080065, said Register's Office.

Isedro G. Lucio and Isedro Garcia Lucio are the same person.

This is unimproved property known as 131 Elmhurst Avenue, Nashville, Tennessee 37207.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on date indicated.

Isedro Garcia Lucio

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Isedro Garcia Lucio, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 7/8/2022.

Commission Expires 7/9/2022 Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0- .

Affiant

Sworn to and subscribed before me this date: 7/8/2022

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202207110079238

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 8TH day of 2022, 2022.

Date: 7-11-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 11TH day of July, 2022.

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY