This Instrument Prepared By:
Knight Legal
751 Cool Springs Blvd., Ste. 106
Franklin, TN 37067
This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

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Karen Johnson Davidson County
Batch# 889151 DEEDQC
07/14/2022 11:22:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220714-0081000

New Owner:	Send Tax Bill:	Map/Parcel
Toshiko Barrero 7108 Legacy Dr. Antioch, TN 37013	Same as new owner	182 06 0A 112.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

Leandra Hernandez
AFFIANT

Sworn to and subscribed before me this 11th day of July 2022.

Notary Public

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

(Notary Stamp)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LEANDRA HERNANDEZ**, a married woman, (Grantor), by these present do hereby quitclaim and convey unto **TOSHIKO BARRERO**, a single woman, (Grantee), her heirs and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Toshiko Barrero, a single woman and Leandra Hernandez, a married woman, as tenants in common with rights of survivorship, by Warranty Deed from Cynthia D. Jackson and Fred D. Jackson, Jr., wife and husband, dated September 27, 2018, and recorded September 28, 2018, as Instrument No. 20180928-0096153, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7108 Legacy Dr., Antioch, TN 37013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, and all applicable governmental and zoning regulations.

WITNESS MY HAND this 11 day of July, 2022.

By: Leandra Hernandez
LEANDRA HERNANDEZ

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEANDRA HERNANDEZ, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, TN, this 11th day of July, 2022.

NOTARY PUBLIC
My Commission Expires: 3/19/2025

RYAN KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025