Karen Johnson Davidson County
Batch# 897189 DEEDQC
08/02/2022 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220802-0087642

QUITCLAIM DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lesley R. Ochoa	**Same**	
(NAME)	(NAME)	**129-10-0-075.00**
6679 Clearbrook Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

AARON OCHOA, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

LESLEY R. OCHOA, MARRIED ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF WEST MEADE PARK, INC., SECTION ONE OF RECORD IN PLAT BOOK 2900, PAGE (S) 103 AND 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. SAID LOT NO. 24 FRONTS 207.7 FEET ON THE BROKEN EASTERLY MARGIN OF CLEARBROOK DRIVE AND EXTENDS BACK 210 FEET ON THE NORTHERLY LINE AND 172 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 231.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AARON OCHOA AND LESLEY R. OCHOA, HUSBAND AND WIFE, BY WARRANTY DEED FROM ANTHONY J. SPENCE, A SINGLE PERSON, AND JAMES W. MCKENZIE, A SINGLE PERSON, OF RECORD IN INSTRUMENT NUMBER 20180604-0053077, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **6679 Clearbrook Drive, Nashville, TN 37205**

Witness our hands this the 29 day of July, 2022.

Aaron Ochoa

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aaron Ochoa**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2022.

Notary Public
My Commission Expires:

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Ryan Lux, 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 8/1/22.

Date

Affiant Signature

8/1/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of August, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025