Karen Johnson Davidson County
Batch# 904561 DEEDQC
08/17/2022 03:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093412

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Jhony Martinez Nava & Itzel G. Ramirez 105 Aileen Court Nashville, TN 37013	Same as Owner	149-02-0-009.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Jhony Martinez Nava**, an unmarried person, does hereby quitclaim and convey all of his undivided right, title and interest in the hereinafter described property to **Jhony Martinez Nava and Itzel G. Ramirez**, as tenants in common. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Cottage Hill, Section 1 of record in Book 4860, Page 83, 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. 8 fronts 83.94' on the southerly margin of Aileen Court and extends back 311.54'on the westerly line and 318.46'on the easterly line to a broken line in the rear, measuring 198.4' thereon.

Being the same property conveyed to Peggie E. Mitchell, an unmarried person, by Warranty Deed from Dean Meyer and spouse, Rebecca S. Meyer, dated May 20, 2011, of record in Instrument No. 20110602-0042008, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Edward J. Carter, Jr. and wife, Lisa Nicole Carter, in her individual capacity, as tenants by the entirety, by Warranty Deed from Lisa Nicole Carter, as Executrix of the estate of Peggie Ernestine (Townsend) Mitchell, pursuant to Davidson County Probate Case No. 21P-1749, dated April 21, 2022, of record in Instrument No. 20220621-0070462, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jhony Martinez Nava, by Warranty Deed, from Edward J. Carter, Jr. and Lisa Nicole Carter, of record in ~~Book _____, Page _____~~, Register's Office for Davidson County, Tennessee.
Instrument # 20220805-0089308
Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 28th day of July, 2022.

JHONY MARTINEZ NAVA
Jhony Martinez Nava

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jhony Martinez Nava,** with whom I am personally acquainted, (or whose identity was proven to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

My Commission Expires: 6-14-25

Notary Public

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06-14-25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 28 day of July 2022.

My Commission Expires: 6-14-25

NOTARY PUBLIC

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Russell J. McCann, 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

July 28, 2022.

Date

Affiant Signature

July 28, 2022

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of July, 2022

Notary's Signature

DEVIN OAKLEY NOTARY PUBLIC TENNESSEE My Comm Exp. 03/21/26 COUNTY OF WILLIAMSON

My Commission Expires: 3-21-26

Date

Notary's Seal (if on paper)