Karen Johnson Davidson County
Batch# 907769 DEEDQC
08/24/2022 02:15:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220824-0095686

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Aug, 2022.

Notary Public

MY COMMISSION EXPIRES: 06/11/2023
(AFFIX SEAL)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alejandro Molina (NAME)	**Same** (NAME)	
815 Hamilton Avenue (ADDRESS)	(ADDRESS)	**069 06 0B 010.00**
Chattanooga, TN 37405 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This instrument was prepared by:
Name: Andrea Stephanie Borges Sanchez
Address: 4325 Ashland City Hwy #3 Nashville TN 37218

After recording, mail document
and tax statements to:
Name: Alejandro Molina
Address: 815 Hamilton Ave. Chattanooga TN 37405

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 05/27/2021 (the "Effective Date") between the following Grantor(s) (the "Grantor"): ANDREA STEPHANIE BORGES SANCHEZ

(Check one) ☐ an individual ☒ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are 4325 Ashland City Hwy #3 Nashville TN 37218,

And the following Grantee(s) (the "Grantee"): ALEJANDRO JESUS MOLINA,

(Check one) ☐ an individual ☒ a married individual ☐ a married couple ☐ a corporation ☐ a limited liability company ☐ a partnership ☐ a trust ☐ individuals whose mailing address(es) is/are 4325 Ashland City Hwy #3 Nashville TN 37218,

WITNESSETH, that the Grantor, for and in consideration of the sum of $229,500 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby

acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (☐ an unincorporated area in) Davidson County, Tennessee [State], and more particularly described as follows: a Townhouse with address 4325 Ashland City Hwy #3 Nashville TN 37218.

The Property will be held as: (Check one)

☒ Sole ownership
☐ Joint tenancy
☐ Tenancy in common
☐ Tenancy by the entirety

SUBJECT to the following: _____NA_____ [Exceptions]

Homestead (Check one)
☒ The Property is the homestead of the Grantor.
☐ The Property is NOT the homestead of the Grantor.
☐ Not applicable

unto said Grantee, its successors and assigns.

Transfer Tax (Check one)
☐ Grantor declares that the documentary transfer tax is $_____, computed on the full consideration or value of property conveyed.
☒ Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.
Pursuant to TCA § 67-4-409(C)(v), as an adjustment of property rights between divorcing parties.

EXECUTED this 4th day of June, 20 21.

Grantor Signature

Andrea Borges
Grantor Name

Grantor Signature ☐ Check here if spouse

Grantor Name ☐ Check here if spouse

Grantee Signature

Alejandro Molina
Grantee Name

Grantee Signature ☐ Check here if spouse



Witness 1 Signature



Witness 2 Signature

Grantee Name ☐ Check here if spouse

Gloria Hernandez.

Witness 1 Name (Print)

ARIEL BERNARD

Witness 2 Name (Print)

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TN.

COUNTY OF Davidson.

On this day, personally appeared before me, Andrea S. Borges Sanchez Alejandro J. Molina, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 4th day of June, 20 21.

Notary's Public Signature

DIEGO BANUELOS RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Date) 09/2022

My Commission Expires

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 3, Ashland Place Townhomes, a Townhouse Planned Unit Development, as shown in the Declaration of Protective Covenants, Conditions and Restrictions for Ashland Place Townhomes, a Townhouse Planned Unit Development, Horizontal Property Regime with private elements, as Exhibit "B", of record in Instrument No. 20160826-0089473, as Amended in Instrument No. 20161021-0111700 and Instrument No. 20180530-0051597 and Supplemental Declaration recorded in Instrument No. 20190507-0042739 and Corrected Supplemental Declaration recorded in Instrument No. 20190619-0059213, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alejandro Molina, A Single Man, by Warranty Deed from RWA/Ashland Place, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20180807-0077797, in the Register's Office of Davidson County, Tennessee, dated August 06, 2018 and recorded on August 07, 2018. See also Deed of Correction Warranty Deed dated March 3, 2022 and recorded March 4, 2022 in Instrument Number 20220304-0025209, Register's Office for Davidson County, Tennessee. Alejandro Molina later married Andrea Stephanie Borges Sanchez and the same parties were then subsequently divorced, Docket No. 21D1907, Circuit Court of Hamilton County, Tennessee, Division II.

Map and Parcel:

069 06 0B 010.00

I, Margaret R. Means, 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 May 27, 2021 (date of document).

Affiant Signature

Date 08/23/2022

State of TN

County of Davidson

Sworn to and subscribed before me this 23 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

