QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 9, 2024

JM-QCD-22-249

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rigoberto Pleitez Chacon and Enma Lemus Menjivar	**NEW OWNER**	
(NAME)	(NAME)	
249 Clearlake Dr W,		**136-06-0-062.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **RAUL A. OLIVA MELENDEZ, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RIGOBERTO PLEITEZ CHACON AND ENMA LEMUS MENJIVAR** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 266 on the Plan of Section Five, Priest lake Park of record in Plat Book 4460, Page (s) 174, 175, & 176, 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 Raul A. Oliva Melendez, married by Warranty deed from H. A. Shanks, and wife, Betsy L. Shanks of record in Instrument No. 20161108-0118068 Register's Office for Davidson County, Tennessee, dated November 03, 2016 and recorded on November 08, 2016.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **249 Clearlake Dr W, Nashville, Tennessee 37217**.

Karen Johnson Davidson County
Batch# 912399 **DEEDQC**
09/02/2022 01:29:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220902-0099367

Witness my/our hand(s) this the 19 day of August, 2022.

Raul A. Oliva Melendez

Yesenia Pleitez Chacon

Yesenia Pleitez Chacon, spouse of Raul A. Oliva Melendez, hereby joins in this conveyance and does transfer and convey any and all marital interest Yesenia Pleitez Chacon may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAUL A. OLIVA MELENDEZ, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of August, 2022.

Notary Public
My Commission Expires: March 6, 2024
(SEAL)

KEVIN PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YESENIA PLEITEZ CHACON, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of August, 2022.

Notary Public
My Commission Expires: March 6, 2024
(SEAL)

KEVIN PEREZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206