Karen Johnson Davidson County
Batch# 920486 DEEDQC
09/22/2022 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220922-0105457

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
2822 Bransford Ave.
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 14 day of September, 2022.

Notary Public
My Commission Expires: 5.14.25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Panfilo Vera Hernandez and Imelda Espinoza Mendez 1140 Belshire Drive Nashville, TN 37207	New Owner	041-16-0-026

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Panfilo Vera Hernandez, married** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Panfilo Vera Hernandez and Imelda Espinoza Mendez, husband and wife** ("Grantees"), their heirs and assigns, all of his right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section V, Bellshire Estates, as shown on plat of record in Plat Book 2133, Page 114, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Tuckahoe Drive, said point being the common corner of lots 140, 141, & 142; thence with the line between Lots 141 & 142 southwardly 127.5 feet to the North margin of Bellshire Drive; thence with the north margin of said Bellshire Drive westwardly 111.8 feet to the beginning of a curve to the right; thence around said curve which has a radius of 25 feet northwestwardly 38.1 feet to the margin of Tuckahoe Drive; thence with the East margin of said Tuckahoe Drive northwardly 169.2 feet to the point of beginning.

Being the same property conveyed to Panfilo Vera Hernandez, a married man by Warranty Deed from Gisell Margarita Hernandez, dated 06/21/2019 and recorded 06/26/2019, of record in Instrument 20190626-0061788, Register's Office for Davidson County, Tennessee.

This is improved property known as 1140 Bellshire Drive, Nashville, TN 37207.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 15th day of September, 2022.

GRANTOR(S):

Panfilo vera Hernandez
Panfilo Vera Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of September, 2022, before me personally appeared Panfilo Vera Hernandez to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of September, 2022.

Notary Public

My Commission Expires: 6/24/25

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 15, 2022.

Affiant
Date: September 22, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22 day of September 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY