Address of New Owner:
Brenda Paola Morales
3351 Percy Priest Drive
Nashville, TN 37214

Send Tax Bill to:
new owner

MAP 096-16-0
PARCEL 047.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ [illegible] Brenda P Morales, Affiant
Subscribed and sworn before me this the
22 Day of Sept 2022
D. Caldwell, Deputy Register

Karen Johnson Davidson County
Batch# 920506 DEEDQC
09/22/2022 01:02:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220922-0105481

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)Dollars, cash in hand, paid by the hereinafter name Grantee, and other good and valuable consideration, the receipt of which amount being hereby acknowledged, **ERIC ALEXANDER MONTUFAR MERIDA, A MARRIED MAN**, (hereinafter referred to as the "Grantor") does hereby convey, transfer, release, relinquish and quitclaim to **BRENDA PAOLA MORALES, A MARRIED WOMAN**, hereinafter called the Grantee, his/hers/their heirs, successors and assigns all rights, title and interest in the real property in the **Davidson** County, State of Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 46, on the Plan of Hickory Bend, Section 5, as shown by plat appearing of record in Plat Book 3600, Page 45, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric Alexander Montufar Merida and Brenda Paola Morales, husband and wife by Warranty Deed from Larry M. Mason and wife, Carol Sue Mason of Instrument Record: 20070214-0018950, recorded in the Register's Office for Davidson County, Tennessee, dated February 12, 2007 and recorded February 14, 2007.

By signing this instrument, Eric Alexander Montufar Merida, his respective heirs and assigns, hereby releases any claim, action or lien right he has against the subject property. Grantor covenants that they lawfully possess said real property and have a good right to convey it.

This is **improved** property known as: **3351 Percy Priest Drive, Nashville, Tennessee 37214**

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of September, 2022.

Eric Montufar

Eric Alexander Montufar Merida

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Eric Alexander Montufar Merida, the 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 at office, this 22nd day of September 2022.

M GRACE DUNAVANT DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 10-22-2023

M Grace Dunavant Davis

Notary Public
My Commission Expires: 10.22.2023