QUITCLAIM DEED

STATE OF New York
COUNTY OF Kings

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Raquel Maria Taveras — RAQUEL MARIA TAVERAS, Affiant

Isaias Tavares Acosta — ISAIAS TAVARES ACOSTA, Affiant

Karen Johnson Davidson County
Batch# 924822 DEEDQC
10/03/2022 03:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221003-0109084

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2022.

Notary Public

JOHANNA LARGO
Notary Public - State of New York
No. 01LA6409511
Qualified in Kings County
My Commission Expires November 25, 2023

My Commission Expires:

Affix Notary Seal

Reserved for Register of Deeds

This document was prepared by: Bill F. Hyde, BPR #035709, 4050 Kings Camp Pass, Arrington, Tennessee 37014, 615.509.4434, Bill@HLLaw.net

Address of New Owner:	Send Tax Bills To:	Map & Parcel No.:
Raquel Maria Taveras 4000 Anderson Road Apt. 36 Nashville, TN 37217	Raquel Maria Taveras 4000 Anderson Road Apt. 36 Nashville, TN 37217	136030A03600C0

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no warranty as to the accuracy or correctness of the information contained herein.

For and in consideration of no dollars and no cents paid by the hereinafter named Grantee and for other good and valuable consideration, the receipt all of which is hereby acknowledged, RAQUEL MARIA TAVERAS and ISAIAS TAVARES ACOSTA, hereinafter called the Grantors, having bargained and sold, does hereby grant, transfer, remise, release, and forever quitclaim and convey unto RAQUEL MARIA TAVERAS, AN UNMARRIED PERSON, hereinafter called the Grantee, her successors, heirs, and assigns, all of her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property located in Davidson County, Tennessee, being Unit No. 36, Building No. 5, on the plan of Priest Lake Park Condominiums, Phase I, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to RAQUEL MARIA TAVERAS and ISAIAS TAVARES ACOSTA, WIFE AND HUSBAND, by Warranty Deed from SHIRLEY M. THOMPSON, AN UNMARRIED PERSON, dated September 13th, 2019 and filed September 23, 2019, and appearing of record in Batch 289342, document number 20190923-0096072 with the Davidson County Register of Deeds Office, State of Tennessee.

RAQUEL MARIA TAVERAS and ISAIAS TAVARES ACOSTA divorced in the Dominican Republic, certified by the Integral Certificate of Divorce ("Acta Inextensa de Divorcio") from the Central Electoral Board, National Direction of Registry of the Civil State, registered on August 27, 2021 in the City Clerk's Office of the 2nd Division, San Francisco de Macoris, in Book No. 00009, of records of DIVORCE, Folio 0045 Act No. 000673, year 2021. Pronounced on August 27, 2021, through sentence No. 132-2021-SCON-00348 of date May 21, 2021 and dictated by the First Civil and Commercial Chamber of the Court of First Instance of the Judicial District of Duarte. ISAIAS TAVARES ACOSTA joins in this conveyance for the purpose of ceding his marital interest in this property.

This conveyance is made subject to all restrictions, easements, zoning, planning ordinances, reservations, covenants, conditions, agreements of record, and health department regulations that may affect the premises, if any.

This is an improved property commonly known as 4000 Anderson Road, Nashville, Tennessee 37217.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances 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, makes this conveyance to Grantee.

IN WITNESS WHEREOF, I set my hand on this the 30th day of September, 2022.

Raquel María Taveras
Grantor – RAQUEL MARIA TAVERAS

Isaias Tavares acosta
Grantor – ISAIAS TAVARES ACOSTA

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned who is a Notary Public in and for said county and state, the within named RAQUEL MARIA TAVERAS and ISAIAS TAVARES ACOSTA, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposed contained therein.

WITNESS my hand and official seal at Brooklyn (city), New York (state), this the 30 day of September, 2022.

Johanna Laboy
Notary Public

My Commission Expires:

JOHANNA I LABOY
Notary Public - State of New York
No. 01LA6400511
Qualified in Kings County
My Commission Expires November 25, 2023

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour 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 9-30-22.

Tracey Trumphour
Affiant
Date: 9-30-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of September, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY