Karen Johnson Davidson County
Batch# 925082 DEEDQC
10/04/2022 12:13:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221004-0109470

This Instrument Prepared By and Return To:
William J. Streisel III
Brooke Penix Streisel
367 Gilley Rd.
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Merle Enriquez	Same As New Owner	96-16 165.00
Joseph-Tracy G. Enriquez		
3037 Blackwood Drive		
Nashville, TN 37214		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Severino Enriquez and wife, Merle Enriquez**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Merle Enriquez, unmarried and Joseph-Tracy G. Enriquez**, hereinafter called the GRANTEE, all right, title and interest, they have in the property listed below:

BEING Lot No. 296, Larchwood, Section Three, plat which is of record in Plat Book 5200, page 540, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

THIS conveyance is subject to Restrictive Covenants of record in Book 6076, page 69 and Book 6122, page 482, Register's Office for said County.
THIS conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to **Severino Enriquez and wife, Merle Enriquez from Frank Batson Quality Homes, Inc.,** by Warranty Deed recorded in Book 6715, page 268, in the Register's Office of Davidson County, Tennessee.

* **Severino Enriquez** has since passed away on January 1, 2021.

This is improved property located at **3037 Blackwood Drive, Nashville, TN 37214.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand(s) this 23rd day of September, 2022.

Merle Enriquez

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Merle Enriquez**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 23rd day of September, 2022.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand(s) this 23rd day of September, 2022.

Joseph-Tracy G. Enriquez

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Joseph-Tracy G. Enriquez**, known to me, or proved on the basis of satisfactory evidence, and who acknowledged that she is the one who executed the foregoing instrument for the purposes therein contained, as her free act and deed.

Witness my hand and official seal on this 23 day of September, 2022.

NOTARY

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

Bailey Warren
AFFIANT

Subscribed and sworn to before me, this 23 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY