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 5th DAY OF Oct, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

LB-QCD-22-635

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nataly Monaco,	**New Owner**	
(NAME) **635 Nashua Ln**	(NAME)	**091051B01500CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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, and pursuant to the Final Divorce Decree entered under Case No. 22D432, in the Fourth Circuit Court for Davidson County, Tennessee, the receipt of which is hereby acknowledged, **NATALY MONACO AND JOSHUA TREJO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NATALY MONACO, AN UNMARRIED WOMAN** 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 Unit No. 15 of The Woods at The Annex, a Horizontal Property Regime with private elements established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions of The Woods at The Annex, a Horizontal Property Regime with private elements, of record in Instrument No. 20171214-0127664, amended in Instrument No. 20171228-0131885, as further amended in Instrument No. 20190319-0025108 (as affected by the Affidavits of Scrivener's Error of record in Instrument No. 20200420-0040965 and in Instrument No. 20200617-0063256), in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said units being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Nataly Monaco and Joshua Trejo, wife and Husband, from The Mulch Property Development Company, LLC by Warranty Deed dated 07/23/2021 and recorded on 07/27/2021 of record in Instrument No. 20210727-0100961, in the Register's Office of Davidson County, Tennessee.

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: **635 Nashua Ln, Nashville, Tennessee 37209**.

Karen Johnson Davidson County
Batch# 928651 **DEEDQC**
10/12/2022 11:11:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221012-0111852

Witness my/our hand(s) this the 28 day of September, 2022.

Nataly Monaco

Joshua Trejo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALY MONACO, 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 28 day of SEPTEMBER 2022.

Ashley Blackmon
Notary Public
My Commission Expires: 3.21.2026
(SEAL)

ASHLEY BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tx
COUNTY OF Bell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA TREJO, 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 21 day of September 2022

Anagabriel Garcia
Notary Public
My Commission Expires: 1-28-26
(SEAL)

ANAGABRIEL GARCIA
Notary Public, State of Texas
Comm. Expires 01-28-2026
Notary ID 133558274

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212