QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 935079 DEEDQC
10/28/2022 11:18:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221028-0116752

JM-BR-19-883

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 26th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Luis A. Meneses and Ines Teodocia Robles de Espinoza	**NEW OWNER**	
(NAME)	(NAME)	**052-05-0-195.00**
883 Idlewild Dr.,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, the receipt of which is hereby acknowledged, **LUIS A. MENESES, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LUIS A. MENESES AND INES TEODOCIA ROBLES DE ESPINOZA** 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 Lot No. Part of Lot No. 9 on the Plan of Subdivision of H. B. Chadwell Tract of record in Plat Book 547, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis A. Meneses, a married man by deed from Ricci B. Jones of record in Instrument No. 20190617-0058203, Register's Office for Davidson County, Tennessee.

This instrument is being executed for the purpose of adding the grantor's spouse to title and creating a tenancy by the entirety.

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: **883 Idlewild Dr., Madison, Tennessee 37115**.

Witness my/our hand(s) this the 26 day of OCTOBER, 20 22.

Luis A. Meneses

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUIS A. MENESES, 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 26th day of October, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206