Karen Johnson Davidson County
Batch# 935328 DEEDQC
10/28/2022 12:12:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20221028-0116811

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Philip Segraves, Affiant
Subscribed and sworn before me this the
28 Day of October, 2022.
Brandi Wier, Deputy Register

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QUITCLAIM DEED

Property Owner: Monica Ergueta-Segraves

Parcel Identification No: 082-07-406.00

Prepared By: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

After Recording, Return Deed To: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

Mail All Real Estate Tax Statements To: Philip Segraves
5408 Reagan Run Antioch, Tennessee 37013

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Monica Ergueta-Segraves, a married individual, residing at 5408 Reagan Run, Antioch, Tennessee, 37013.

The receipt whereof is hereby acknowledged, the undersigned hereby remises, releases, and quit claims to Philip Segraves, a married individual, residing at 5408 Reagan Run, Antioch, Tennessee, 37013 (hereinafter the "Grantee(s)"), all the rights, title, interest, and claim in or to the *following described real estate, situated in Davidson County, Tennessee, to-wit:*

Being Lot No. 17 and part of Lot No. 16 on the Map of Millers Addition to Edgefield, now East Nashville, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee described together as follows:

Beginning on the westerly margin of North Fifth Street at the common corner of Lots Nos. 17 and 18; thence with the line between said Lots North 82 degrees 45' West 170.00 feet to the easterly margin of an alley; thence with said alley North 8 degrees 04 feet East 113.42 feet to the southerly margin of Cleveland Street, as relocated; thence with the southerly margin of Cleveland Street, as relocated, South 66 degrees 02 feet East 164.44 feet to a point at the beginning of a curve; thence with said curve with a radius of 17.00 feet in a southeasterly direction 21.99 feet to the westerly margin of North Fifth Street; thence with the margin of said Street South 8 degrees 04' West 49.60 feet to the beginning.

Being the same property conveyed to Monica Ergueta-Segraves , married person, from Phil Segraves also known as Philip Segraves by Quitclaim Deed of record in instrument 20161021-0111484 , said Register's Office for Davidson County Tennessee.

Phil Segraves and Phil Seagraves or Philip Segraves and Philip Seagraves are one and the same person.

This is improved real property commonly known as 404 Cleveland Street, Nashville, TN 37207

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of October 21 2022.

Grantor's Signature _____ Date October 21 2022
Print Name: Monica Ergueta-Segraves
Address: 5408 Reagan Run, Antioch, Tennessee, 37013

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Monica Erqueta Segraves whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of October, 2022

(SEAL)

Notary Public

My Commission Expires: 06-07-25