Karen Johnson Davidson County
Batch# 935328 DEEDQC
10/28/2022 12:12:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221028-0116814

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QUITCLAIM DEED

Property Owner: Monica Ergueta-Segraves

Parcel Identification No: 13613001200

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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, Page 87 and 88 , Register's, Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Monica Ergueta-Segraves by deed from Mery Pereira Fuentes , single of record in instrument 20130814-0085269, dated 08/14/2013, Register's Office for said County
This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

The street address of the Real Property is 546 A&B Rural Road , Nashville, TN 37217
546 Rural Hill Road is an improved real property.

IN WITNESS WHEREOF , GRANTORS have caused this QUITCLAIM DEED to be executed on this 20th day of October, 20,22

IN WITNESS WHEREOF, the Grantor(s) has duly executed this Quit Claim Deed as of October 20 2022.

Grantor's Signature _____ Date October 20 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 Erquieta-Segrave 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: 06-07-2023

ISAMARY CANTERO
WILSON

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is One Dollar ($1.00).

Affiant's Signature _____

State of Tennessee

County of Davidson

Subscribed and sworn before me this 21 day of October, 2022.

_____
Notary Public

Notary Seal present, but could not be reproduced

Karen Y. Johnson
Davidson County Register of Deeds