Karen Johnson Davidson County
Batch# 935699 DEEDQC
10/31/2022 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221031-0117402

THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 31st day of October, 2022.

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:
Marvin Silva
2126 Jade Drive
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel:
09514005700

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Javier Portillo Gomez,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **Marvin Silva,** Grantee. Said property is described as follows:

Land in Davidson County, Tennessee, being Lot No. 52, on the plan of Elm Hill Acres, Section 1, of record in Plat Book 2331, page 67, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Javier Portillo Gomez, a single man by Warranty Deed dated April 30, 2004 from Alfredo Fonseca and Ana Fonseca, husband and wife, of record as Instrument 20140501-0036747, Register's Office for Davidson County, Tennessee.

Said property having the street address of 2126 Jade Drive, Nashville, TN 37210.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 31st day of October, 2022.

Javier Portillo Gomez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Javier Portillo Gomez, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 31st day of October, 2022.

Taylor Hubbard
Notary Public

My Commission Expires:_____

TAYLOR HUBBARD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/26/25
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Russell J. McCord, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/31/2022 (date of document).

Affiant Signature

10/31/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of October, 2022.

Taylor Hubbard
Notary's Signature

MY COMMISSION EXPIRES: 10/26/2025

NOTARY'S SEAL

