Karen Johnson Davidson County
Batch# 941767 DEEDQC
11/16/2022 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221116-0121900

Name and Address of New Owner:
Yesenia Perez and Juan Reyes
655 Roosevelt Ave
Madison TN 37115
Send Tax Bills To:
Yesenia Perez and Juan Reyes
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 43-6-325.06

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Juan Reyes ,** "the Grantor," convey and quitclaim any interest they have unto **Yesenia Perez, and Juan Reyes,** "the Grantees," the following described real estate in Davidson County, Tennessee:

See Exhibit A

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of November, 2022.

Juan Reyes (SEAL)
Juan Reyes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Juan Reyes** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 10th day of November, 2022.

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of November, 2022.

Notary Public
My commission expires: 3/3/25

File # 2022-5353-DL

Land in Davidson County, Tennessee:

Being Lot No 200 on the Plan of Madison Park, Section 8 of record in Plat Book 4300 , Page 117, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed in Instrument No 200203260036339, said Register's Office.

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 11/10/22 (date of document).

Regina Sullo
Affiant Signature

11/16/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

