Karen Johnson Davidson County
Batch# 942201 DEEDQC
11/17/2022 09:17:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221117-0122288

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENN COUNTY OF DA The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 16th day of November, 2022. Notary Public My Commission Expires:

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner: Elza H. Soares and Selene Cruz Williams 3665 Hoggett Ford Road Hermitage, TN 37076	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 086-13-0A-025.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elza H. Soares, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elza H. Soares, unmarried, and Selene Cruz Williams, married, as joint tenants with right of survivorship**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, 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 Elza H. Soares, unmarried as to an undivided 50% interest, and William C. Gordon Jr., unmarried, as to an undivided 50% interest, as tenants in common with right of survivorship, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liability Company, dated October 25, 2019 and recorded on October 28, 2019 in Instrument No. 20191028-0109966, as corrected by Scrivener's affidavit in Instrument No. 20191105-0114194, in the Register's Office of Davidson County, Tennessee.

William C. Gordon, Jr, having since died on May 15, 2020 in Davidson County, his 50% undivided interest in said property having passed to Elza H. Soares as tenant in common with right of survivorship.

This is improved property known as: **3665 Hoggett Ford Road, Hermitage, TN 37076.**

Grantor covenants that she is lawfully seized and possess said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2022.

Elza H. Soares

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 16th day of November, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024