This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 942300 DEEDQC
11/17/2022 12:15:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20221117-0122402

QUIT CLAIM DEED

**** The purpose of this deed is to create a separate map and parcel for Lot 38 and Lot 39.****

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Francisco Morales** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Francisco Morales** (Grantee), a married man, all of his rights, title, and interests in the following described real property, to wit:

Parcel I:
Being Lot No. 38 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Parcel II:
Being Lot No. 39 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20210303-0027291** in said Register's Office. Grantor warrants that this property is not being used as his primary residence.

IN TESTIMONY WHEREOF I/we have executed this instrument the 30 day of **September, 2022.**

Francisco Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Debbie Miles, a Notary Public of said County and State, personally appeared **Francisco Morales,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/22/2024

DEBBIE MILES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/22/2024

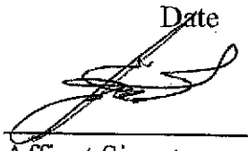
DEBBIE MILES STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

PROPERTY ADDRESS:	part of **131 Eagan Circle, Madison, TN 37115**
TAX PARCEL NO.:	Part of 04312004000
PROPERTY OWNER:	**Francisco Morales**
OWNER'S ADDRESS:	**54 Peachtree Street, Nashville, TN 37210**
MAIL TAX BILLS TO:	Owner at Owner's Address

Certificate of Authenticity

I, Francisco Morales, 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 10-28-22.

Date



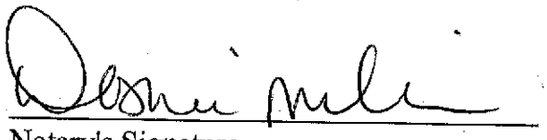
* Affiant Signature

Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 28 day of October, 2022.



Notary's Signature

My Commission Expires: 5/22/2024
Date

Notary's Seal (if on paper)

