**THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF GRANTOR WITHOUT THE BENEFIT OF TITLE SEARCH OR SURVEY BY: Larry B. Hoover**
**Attorney at Law**
**1222 16th Avenue South, Suite 12**
**Nashville TN 37212**

**ADDRESS NEW OWNERS:**
Fausto G. Molina
Martha Molina
1140 Pierce Road
Madison Tennessee 37115

**SEND TAX BILLS:**

Same as above new owners

**MORTGAGE: None**

**MAP-PARCEL:**
043-05-0-117.00

**PROPERTY ADDRESS**
819 Delaware Avenue
Madison TN 37115

---

**QUITCLAIM DEED**

---

**FOR AND IN CONSIDERATION** of the sum of ONE and NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named Grantee, in consideration of the parties, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, I, Fausto G. Molina, hereinafter Grantor, have bargained and sold and do hereby quitclaim and convey unto Fausto G. Molina and Martha Molina, a married couple by tenants by the entirety, hereinafter called the Grantees, and assigns our rights, title and interest in and to the following described parcel of land located at 819 Delaware Avenue, Madison Tennessee 37115, to wit:

*Land in Davidson County, Tennessee, being Lot No. 26, Block A, Cedarcrest Estates, as shown on plat of record in Plat Book 974, Page 15, Register's Office for*



Karen Johnson Davidson County
Batch# 952928 DEEDQC
12/19/2022 12:02:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130924

*Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.*

*Being the same property conveyed to Roberta Elam Richter by Quitclaim Deed from Roberta Elam Williams Richter, Executrix of the Estate of Robert O. Elam Sr., deceased, of record in Book 8912, Page 23, dated April 6, 1993, and filed for record on April 8, 1993, Register's Office for Davidson County Tennessee.*

*Being the same property devised to Ike Williams and Ben Elam Williams, as to a life estate with remainder to Carrie Williams, Isaac Throckmorton, and Ben Elam Williams, as devises under the Last Will and Testament of Robert Elam Richter of record under file 699 Probate Court Trousdale County.*

*BEING part of the same property conveyed to Fausto G. Molina, a married man, by warranty deed from Ike Williams, Ben Elam Williams, Carrie Williams, Isaac Throckmorton and Elaine W. Webb on October 17, 2008, and recorded on October 22, 2008, Register's Office for Davidson County, Tennessee, recording number 20081022-0105822.*

*The address of this real property is 819 Delaware Avenue, Madison, Davidson County Tennessee 37115.*

**IN WITNESS WHEREOF,** I have hereunto set my hand this the 14 day of October, 2022.

**Fausto G. Molina, Grantor**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally, appeared before me, Judy Dobbins Notary Public, the within named Fausto G. Molina the bargainer with whom I am personally acquainted or was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**SWORN and SUBSCRIBED** to before me on this the 14 day of October, 2022.

Judy Dobbins
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 6, 2026

JUDY DOBBINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The actual consideration or value for this transfer is zero dollars ($0.00).

Fausto G. Molina

**SWORN and SUBSCRIBED** to before me on this the 14 day of October, 2022.

Judy Dobbins
NOTARY PUBLIC
MY COMMISSION EXPIRES: July 6, 2026

JUDY DOBBINS
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON