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:
043-01-0-121.00

PROPERTY ADDRESS
122 Sarver 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 122 Sarver Avenue, Madison Tennessee 37115, to wit:

Land in Davidson County, Tennessee, being a part of Lots A and B on the corrected map of the W.P. Ready subdivision of the E.H. Thornton tract of land, as of record in Book

Karen Johnson Davidson County
Batch# 952928 DEEDQC
12/19/2022 12:02:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130925

332, Page 110, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron pin in the southerly margin of Sarver Avenue, formerly Madison Avenue, 360 feet from the southeast corner of Peirce Avenue and Sarver Avenue; thence south 1 degrees East for a distance of 200 feet, thence north 89 degrees East for a distance of 40 feet; thence north 1 degrees West for distance of 175 feet; thence south 89 degrees West for a distance of 60 feet along the southerly martin of Sarver Avenue, to the point of beginning.

BEING part of the same property conveyed to Fausto G. Molina, married, by cash deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washing, D.C. on June 11, 2012, and recorded on June 12, 2012, Register's Office, Davidson County Tennessee, recording number 20120612-0051368

The address of this real property is 122 Sarver 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