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:
043-01-0-171.00

PROPERTY ADDRESS
134 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 134 Sarver Avenue, Madison Tennessee 37115, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Part of Lot "C" on the corrected Map of the W.P. Ready Subdivision of the Thornton

Karen Johnson Davidson County
Batch# 952928 DEEDQC
12/19/2022 12:02:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221219-0130926

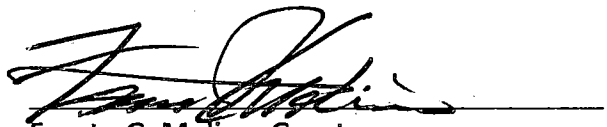
Tract, of record in Book 5190, page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING part of the same property conveyed to Sammy Flatt by warranty Deed from Judy Resha and husband, Charles Resha of record in Book 5855, page 790, Register's Office for Davidson County, TN. The said Sammy Flatt having since died, leaving as his heirs at law his surviving spouse, Evelyn V. Flatt, and three children, Michael D. Flatt, Terry F. Flatt and Ryan A. Flatt. In order to vest Evelyn V. Flatt and Ryan A. Flatt as equal tenants in common, the parties executed and registered two quitclaim deeds: Terry F. Flatt and Michael D. Flatt quitclaimed their interest to Evelyn V. Flatt and Ryan A. Flatt by quitclaim deed of record at Book 9221, page 118 and Evelyn V. Flatt conveyed a 1/18 interest to Ryan A. Flatt by quitclaim deed for record at Book 9221, page 121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fausto G. Molina by Warranty Deed from Evelyn V. Flatt and Ryan A. Flatt on July 15, 2004, and recorded on July 19, 2004, Register's Office for Davidson County, Tennessee, recording number 20040719-0085748

The address of this real property is 134 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