Name and Address of New Owner:
Oliver Mendoza Hernandez and Ulises Mendoza Hernandez

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 01800016500

Karen Johnson Davidson County
Batch# 954761 DEEDQC
12/22/2022 03:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132292

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose E. Mendoza Garcia,** "the Grantor," convey and quitclaim unto **Oliver Mendoza Hernandez and Ulises Mendoza Hernandez,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

TRACT 1 (TRACT 11):
Being Tract 11 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172 dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79 deg 36' E, 390. 73 feet; thence, N 79 deg 39' 56" E, 16.12 feet; to the point of beginning, the southwest corner of this 34" tract, and continuing with a new line, as follows: N 01 deg 11' 07" W, 2348.28 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to William t. Carlisle, having a deed reference in Instrument 20030508-0061513, RODCT; thence with the boundary of said tract of land which belongs to William T. No. Carlisle, as follows: thence, N 53 deg 35' 03" E, 93.74 feet to a fence post (old); thence, S 84 deg 57' 30" E, 209.57 feet to a point marked by a witness pin (old), at S 44 deg 14' 21" W, 2.88 feet from said point; thence, S 82 deg 41' 40" E, 15.26 feet to an iron pin (new) in the southerly boundary of said tract of land which belongs to William Carlisle; thence with a new line, as follows: S 01 deg 11' 07" E, 864.27 feet to an iron pin (new); thence, S T. 90 deg 00" 00" W, 150.03 feet to an iron pin (new); thence S 01 deg 11' 07" E, 1493.37 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, with the northerly margin of Brick Church Pike, as follows: S deg 20' 1 O" W, 63.37 feet, thence with a curve to the left, having a radius of 8237.42 feet, an arc distance of 80 88.36 feet, arid a chord bearing and distance of S 80 deg 01' 44" W, 88.36 feet, to the point of beginning, containing 11.18 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being part of the same property conveyed to Jose E. Mendoza Garcia by Warranty Deed from Janice L. Butler, dated August 31, 2015, of record in Instrument No. 20150923-0096741, Register's Office for Davidson County, Tennessee.

This is improved property known as Tract 11 Brick Church Pike, Goodlettsville, TN 37072

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out). .

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11 day of December, 2022.

Jose E Mendoza Garcia (SEAL)

Jose E. Mendoza Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of December, 2022, before me personally appeared **Jose E. Mendoza Garcia**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11 day of December, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 19 day of December, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12/19/22 (date of document).

Affiant Signature

12/22/22
Date

State of Tennessee

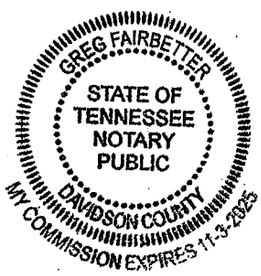
County of Davidson

Sworn to and subscribed before me this 22nd day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212