Karen Johnson Davidson County
Batch# 955504 DEEDQC
12/28/2022 10:34:37 AM 4 pgs
Fees: $22.00 Taxes: $0.00

20221228-0133059

WHEN RECORDED RETURN TO
SIMPLIFILE
17316 EDWARDS RD STE: B105
CERRITOS, CA. 90703

Prepared By:	~~Record and Return To:~~	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Fidel Salazar 1205 Rosebank Avenue Nashville TN 37206	Fidel Jose Vasquez Salazar 1205 Rosebank Avenue Nashville, TN 37206

Fidelity

Order Number: 388859

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Fidel Jose Vasquez Salazar AKA Fidel Vasquez Salazar, an unmarried man, and Ivonne Reyes, an unmarried woman, who took title as husband and wife, but were not in fact married to each other,** for Zero Dollars ($0.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Fidel Jose Vasquez Salazar, an unmarried man,** whose address is 1205 Rosebank Avenue, Nashville, TN 37206 , the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 4 on the Plan of Rose Estates, Section One, as shown on plat of record in Plat Book 3600, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 084 01 0 121.00
Street address of property: 1205 Rosebank Avenue, Nashville, TN 37206

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20180424-0038464 in the Register's Office, Davidson County, Tennessee.

Signed this 28 day of November, 2022.

Signature of Grantor(s):

Fidel José Vásquez Salazar

F.J.V.S ~~Fidel Vasquez Salazar~~ Fidel Jose Vasquez Salazar AKA Fidel Vasquez Salazar

Ivonne Reyes

Ivonne Reyes

STATE OF _____, COUNTY OF _____, SS:

BE IT REMEMBERED That on this _____ day of _____, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Fidel Vasquez Salazar and Ivonne Reyes known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

see attached certificate

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 084 01 0 121.00
Street address of property: 1205 Rosebank Avenue, Nashville, TN 37206

Oath of Consideration

I or we, Fidel Jose Vasquez Salazar, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 28 day of November, 2022.

Signatures of Affiant(s):

Fidel José Vásquez Salazar.

Sworn and subscribed before me this 28 day of November 2022.

Edward Faria
Notary Public

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

TENNESSEE ACKNOWLEDGEMENT

State of Tennessee)

) ss:

County of Davidson)

On this 28 day of November, 2022 before me personally appeared Fidel Jose Vasquez Salazar ; Ivonne Reyes, 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 (or persons') free act and deed.

WITNESS my hand, at office, this 28 day of November, 2022.

Seal

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 03-03-2025

Edward Faria
Notary's Signature

My commission expires: 3-3-2025

This certificate is attached to a 3 page document dated 11-28-2022 titled

Quit-Claim Deed