This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

File No. 20231001R

Karen Johnson Davidson County
Batch# 961194 DEEDQC
01/13/2023 02:56:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003140

The actual consideration is $0.00.

NEW OWNER:

Rafael Sanchez, Jorge Sanchez and
Jesus Sanchez
551 McMurray Drive
Nashville, TN, 37211

Rafael Sanchez
AFFIANT

Subscribed and sworn to before me this
the 13 day of JANUARY, 2023.

SEND TAX BILLS TO:

New owner

MAP/PARCEL:
161-07-0-029.00

NOTARY PUBLIC

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/18/24

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Rafael Sanchez (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Rafael Sanchez, Jorge Sanchez and Jesus Sanchez as joint tenants with right of survivorship (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

LAND in Davidson County, TN, BEING Lot No. 31, on the Plan of Section One, McMurray Woods, of record in Plat Book 2900, page 99, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Rafael Sanchez, unmarried person, by deed dated September 7, 2011, from William E. Carter and wife, Linda G. Carter, of record in Instrument Number 20110912-0070333, Register's Office for Davidson County, TN.

This property is commonly known as 551 McMurray Drive, Nashville, TN 37211.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantee.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 13 day of JANUARY, 2023.

GRANTOR:

Rafael Sanchez

Rafael Sanchez

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rafael Sanchez, with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 13 day of JANUARY, 2023.

NOTARY PUBLIC

My Commission Expires: 5/18/24

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
RYAN A. RAFOTH

Tennessee Certification of Electronic Document

I, Robin White, 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 January 13, 2023 (date of document).

Affiant Signature

1.13.23
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY