QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 963287 DEEDQC
01/23/2023 09:31:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230123-0004983

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the ____ day of January, 2023.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Bettmary Rivera **Francisco Juan Rivera**	Volunteer Mortgage Loan Servicing	**Map 173-09-0-A Parcel 084.00co**
648 St. Jules Ln.	P.O. Box 110786	
Nashville, TN 37211	Nashville, TN 37222	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Bettmary Rivera, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Bettmary Rivera, an unmarried woman, and Francisco Juan Rivera, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 99 on the Plan of Revision One, Section Two, Lenox Village, a Planned Unit Development, as of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Bettmary Rivera, an unmarried woman, by Special Warranty Deed from Prudential Relocation, Inc., a Corporation organized and existing under the laws of the State of Colorado, of record in Instrument No. 20110602-0041988, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises. The natural relation of the Grantees to each other is that of sister and brother. The legal relationship established by this deed is joint tenants with right of survivorship.

THIS instrument has been prepared by the firm of John T. Cook, P.C., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

This is Improved (__X__) Unimproved (____) property, known as: **648 St. Jules Ln., Nashville, TN 37211**.

Witness my/our hand(s) this 20 day of **January, 2023.**

Bettmary Rivera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bettmary Rivera,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20 day of **January, 2023.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24