Karen Johnson Davidson County
Batch# 964448 DEEDQC
01/25/2023 02:29:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230125-0005755

THIS INSTRUMENT PREPARED BY:

Kathy R. Silva
(310) 800-3051
2949 Anderson Rd
Nashville, TN 37217

KARLA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KATHY SILVA MOCTEZUMA, Affiant

Subscribed and sworn to before me, this 25 day of January 2023.

NOTARY PUBLIC
My Commission Expires: 12/19/2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
KATHY ROXANA SILVA 2949 Anderson Road Nashville TN 37217	Owner	Map and Parcel No.: 150-05-0-073.00

KNOW ALL MEN BY THESE PRESENTS that KATHY MOCTEZUMA, as an individual sole owner ("Grantor"), in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and transfer to KATHY ROXANA SILVA, as an individual sole owner ("Grantee"), all of her right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee being Lot No. 377 on the Plan of Forest View Park, Section 2 of record in Plat Book 3842, Page 238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property stated in a certain Marital Dissolution Agreement, and incorporated in the Final Decree of Divorce, in the Third Circuit Court for Davidson County, in the case of Kathy Silva Moctezuma v. Juan Carlos Moctezuma, Docket No.; 22D221, where Husband acknowledged the property is Wife's separate property, free and clear of any claim by the husband, entered on November 9, 2022, recorded on January 25, 2023, in Instrument No.: 20230125-0005754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Silva Moctezuma, as an individual sole owner, by Quitclaim Deed from Kathy Moctezuma and Juan Carlos Moctezuma, as tenants in common, dated June 15, 2018, recorded January 29, 2019, of record in Instrument No. 20190129-0008395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Moctezuma and Juan Carlos Moctezuma, as tenants in common, by Quitclaim deed from Kathy Moctezuma and Juan Carlos Moctezuma, Wife and Husband, dated October 20, 2017, recorded December 8, 2017, of record in Instrument No.: 20171208-0125339.

Being the same property conveyed to Kathy Moctezuma and Juan Carlos Moctezuma, Wife and Husband, by Warranty Deed from Christina Byrd, unmarried, dated August 29, 2017, recorded on September 1, 2017, of record in Instrument No.: 20170901-0090020, Register's Office for Davidson County, Tennessee.

This is improved property known as 2949 Anderson Rd, Nashville, Tennessee 37217.

This conveyance is subject to all mortgages, plat restrictions, and taxes for the year 2023 and subsequent years.

IN WITNESS WHEREOF, Grantor executed this instrument on this the 25th day of January 2023.

KATHY SILVA MOCTEZUMA, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named KATHY SILVA MOCTEZUMA, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of January 2023.

Notary Public

My Commission Expires: 12/19/2023

KARLA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY