STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Karen Johnson Davidson County
Batch# 971815 DEEDQC
02/17/2023 08:42:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230217-0011541

Miguel A. Moreno

Miguel A. Moreno, Affiant

Subscribed and sworn to before me this 14 day of Feb., 2023.

Notary Public
My commission expires: Sept. 7, 2026

This instrument was prepared by: J. P. Barfield, Attorney at Law
Suite 513, Cavalier Building, 95 White Bridge Road, Nashville, Tennessee 37205
(615) 473-7365 TN SUPREME COURT REG. NO. 11231

Address New Owner as Follows:
Delia Teresa Moreno
4703 Packard Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Numbers:
MAP #148-14
PARCEL #71.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MIGUEL A. MORENO**, Grantor, for and in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Delia T. Moreno**, Grantee, her heirs and assigns, his entire right, title and any marital interest in and to a certain tract of land in Davidson County, Tennessee, according to a Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Docket #21D-262, described as follows:

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 90, on the map of Blanchard Heights, of record in Book 2663, Pages 62 and 63, Register's Office for Davidson county, TN, as follows:

Said Lot No. 90 fronts 105 feet on the northerly side of Packard Drive and runs back 282.93 feet on the easterly line and 314.43 feet on the westerly line to a dead line in the rear on which it measures 135 feet.

BEING the same property conveyed to Miguel A. Moreno and wife, Delia T. Moreno, by Warranty Deed from Donna Flowers, unmarried of record in instrument #200002030011407, recorded 01/03/2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive covenants of record in Book 2795, Page 99, Register's Office for said county.

This is improved property, known as 4703 Packard Drive, Nashville, TN 37211.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, easements, and encumbrances as may affect the premises.

WITNESS my hand this 14 day of Feb., 2023.

Miguel A. Moreno

MIGUEL A. MORENO, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **MIGUEL A. MORENO ,** the Grantor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at ~~Nashville, Tennessee,~~ this 14th day of February, 2023.

Notary Public J P Barfield
My commission expires: 1.7.2026

STATE OF TENNESSEE NOTARY PUBLIC County of Davidson