Karen Johnson Davidson County
Batch# 974998 DEEDQC
02/28/2023 11:49:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014140

QUITCLAIM DEED

This instrument was prepared by:
TULIO EDGARDO GARCIA LAMOTHE [*Name*]
1901 MURFREESBORO PIKE APT#335 [*Street or Postal Address*]
NASHVILLE TN 37217 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**RELY R. NUNEZ** **725 POST OAK** **ANTIOCH TN 37013**
Name and address of the Mortgagee (the holder of a mortgage loan):	**TULIO EDGARDO GARCIA LAMOTHE** **1901 MURFREESBORO PIKE APT#335** **NASHVILLE TN 37217**
Tax map parcel number:	**164-16-0A-052.00-CO**
Mail tax bills to:	**725 POST OAK** **ANTIOCH TN 37013**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, TULIO EDGARDO GARCIA LAMOTHE, the Grantor, TRANFER to my wife RELY R. NUNEZ the Grantee, my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
Being Lot No, 44 on the plan of Meadow Woods of record in Plat No, 200009210094039, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot. Being a portion of the property conveyed to Butler Developers, LLC by Deed from Sanders and Mccrary Joint Venture of record in Book 11056, page 887, Register's Office for Davidson County, Tennessee,

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see in the Register's Office of Davidson County, Tennessee.
Parcel number 164-16-0A-052.00-CO:

Taxes for the year 2020-2022 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 18th day of February, 2023

X Tulio E Garcia

Grantor DL#087106250

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 18th day of February, 2023, before me personally appeared Tulio E. Garcia Lamothe the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

Selvyn Amaya
Notary Public

My Commission Expires JUL 07 2025

My commission expires: _____.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1___. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X Roly Ramona Nuñez
Grantee DL#087859878 Grantee

Sworn to and subscribed before me this 18th day of February, 2023

Selvyn Amaya

My Commission Expires Notary Public

My commission expires: JUL 07 2025.

SELVYN AMAYA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY