Karen Johnson Davidson County
Batch# 976585 DEEDQC
03/03/2023 10:07:30 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20230303-0015286

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris, III
Schulman, LeRoy & Bennett PC
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203

CHRISTY FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $ -0- conveyed to the JL Family Trust

Affiant

Subscribed and sworn to before me on the 3rd day of March, 2023.

Notary Public

My Commission Expires: 5/7/2024

Address of New Owner:	**Send Tax Bills To:**	**Map-Parcel Number:**
JL Family Trust 7736 Daniel Trace Nashville, Tennessee 37221	Same	**126-15-0-A 095.00 CO**

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, **Juan Marcel Hernandez and Lindsay Murray Hernandez, husband and wife,** Grantors, do hereby convey, transfer, remise, release, relinquish and quitclaim to the **JL Family Trust,** dated February 24, 2023, Grantee, it's heirs and assigns, all of the right, title, and interest of Grantor in the following described real estate:

Land in Davidson County, Tennessee, being Lot 114, SECTION TWO, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 and 317, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Juan Marcel Hernandez and Lindsay Murray Hernandez, husband and wife, by Warranty Deed from Heather B. Kerpan and husband, Andrei M. Kerpan, dated January 28, 2013 and recorded February 4, 2013 at 10:16 A.M. in Instrument No. 20130204-0011177, Register's Office for Davidson County, Tennessee.

Subject to all plats, easements, restrictions, and other matters of record.

This is improved property known as: 7736 Daniel Trace, Nashville, Tennessee 37221.

Legal Description taken from prior deed of conveyance. Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

By:
JUAN MARCEL HERNANDEZ

By: Lindsay M. Hernandez
LINDSAY MURRAY HERNANDEZ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared **JUAN MARCEL HERNANDEZ AND LINDSAY MURRAY HERNANDEZ, HUSBAND AND WIFE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand and seal at office this the 3rd day of March, 2023.

Notary Public
My Commission Expires: 5/7/2024

CHRISTY FRIZZELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John I. Harris, III, 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 March 3, 2023.

John I. Harris, III, #12099
Attorney for Enbright Credit Union
Schulman, LeRoy & Bennett, P.C.
3310 West End Avenue
Suite 460
Nashville, Tennessee 37203
(615) 244-6670

March 3, 2023
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2023.

Notary's Signature

My Commission Expires: May 7, 2024

CHRISTY FRIZZELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY