Karen Johnson Davidson County
Batch# 976952 DEEDQC
03/03/2023 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230303-0015492

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ulises Uriel Lagunas Barajas 709 S. 12th St. Nashville, TN 37206	TRUIST BANK P. O. BOX 92370 ROCHESTER, NY 14692	094-01-0-0-173.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Guadalupe Ochoa Lagunas, married** by these presents does hereby quitclaim and convey unto **Ulises Uriel Lagunas Barajas, married** his successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Lot No. 192, on the Plan of Payne, Blakemore and Cummings Addition to East Nashville, as shown on plat of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot No. 192 fronts 50-1/4 feet on the Easterly side of South 12th Street and runs back 168.4 feet on the Northerly line and 163 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Guadalupe Ochoa Lagunas and wife, Ulises Uriel Lagunas Barajas, by Warranty Deed from Susanne A Tomlinson and Robert Tomlinson, wife and husband, dated April 30, 2020 and recorded in Instrument No. 20200508-00447974 and recorded on May 8, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as 709 S. 12th Street, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 2nd day of March, 2023.

Affiant

My commission expires: 7/13/2024
(Affix Seal)

Notary Public

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 2nd day of March, 2023.

Guadalupe Ochoa Lagunas

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 Guadalupe Ochoa Lagunas, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of March, 2023.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 (date of document).

Affiant Signature

March 3, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023