Karen Johnson Davidson County
Batch# 977664 DEEDQC
03/07/2023 10:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230307-0016231

QUITCLAIM DEED

SETH CLINE
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 ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/7/23

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Anthony Torres Espinoza **Meagan Elaine Lutz** (NAME)	**NEW OWNER** (NAME)	**09206039000**
2914 Clare Avenue **Nashville, Tennessee 37209** (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged as of the below-outlined execution date, the undersigned, **ANTHONY TORRES ESPINOZA, A SINGLE MAN** (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents do transfer and quitclaim to **ANTHONY TORRES ESPINOZA AND MEAGAN ELAINE LUTZ, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** (hereinafter collectively referred to as the "Grantee"), and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON COUNTY, TENNESSEE** having an address of **2817 CLIFTON AVENUE, NASHVILLE, TENNESSEE 37209** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 9, Map of T.M. Steger's First Subdivision of the Old Barrow Place, not recorded. Said Lot 9 fronts 40 feet on the Southerly side of Clifton Pike and runs back between parallel lines (common line with 2515 Clifton Avenue Trust's along the East, common line with Bockman along the West) 125 feet to an alley, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Torres Espinoza, a Single Person, from Rajesh D. Nair, a Married Man whose Spouse has No Interest, by Warranty Deed executed on the 18th day of October, 2019, and recorded on the 29th day of October, 2019, of record as Instrument No. 20191029-0110541 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2817 Clifton Avenue, Nashville, Davidson County, Tennessee 37203.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed this 3rd day of March, 2023.

GRANTOR: ANTHONY TORRES ESPINOZA

BY: ANTHONY TORESS ESPINOZA

SETH CLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, Anthony Torres Espinoza, with whom I am personally acquainted or who provided sufficient evidence to prove their identities, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 3rd day of March, 2023.

Notary Public _____ My Commission Expires: March 7, 2023

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, SETH CLINE, 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 it a true and exact copy of the original document executed and authenticated according to law on 3/3/2023 (date of document).

Affiant Signature

03/06/2023
Date

State of TENNESSEE)
County of DAVIDSON)

Sworn to and subscribed before me this 6th day of March, 2023.

Notary Public

Notary's Seal:

TIMOTHY LEMERT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2026
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/3/2026

☐ This document was executed via remote online notarization pursuant to T.C.A § 8-16-301 *et seq.* (only applies if checked).

This document was produced in compliance with Tenn. Code Ann. § 64-24-101(d)(1)-(3).
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