Karen Johnson Davidson County
Batch# 978290 DEEDQC
03/08/2023 01:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230308-0016776

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Virden
Affiant

Subscribed and sworn to before me, this the 8th day of March, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maricela Castillo Cansion 110 Rolynn Drive Nashville, TN 37210	New Owner	11910006900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Miguel Ledezma Galaviz AKA Miguel Ledezma, married** ("Grantor") does hereby quitclaim and convey unto **Maricela Castillo Cansino, a single woman** ("Grantee"), her heirs and assigns, all of the Grantor's interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 6 on the Plan of Hidden Acres, 1st Addition, of record in Book 2083, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 154.88 feet on the northerly margin or Rubyless Drive and runs back 141.78 feet on the easterly line and 163 feet on the northwesterly line to a common point.

Being the same property conveyed to Miguel Ledezma by Warranty Deed from Pauline B. Anderson dated November 7th, 2001, recorded on November 8th, 2001, of record in Instrument No. 20011108-0122775, Register's Office for Davidson County, Tennessee.

Miguel Ledezma Galaviz also being known as Miguel Ledezma.

THIS PROPERTY IS NOT AND WAS NEVER A MARITAL RESIDENCE OF THE GRANTOR AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER, OR OTHER MARITAL INTEREST.

Being also known as **110 Rolynn Drive, Nashville, Tennessee 37210.**

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

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of March, 2023.

GRANTOR:

Miguel Ledezma Galaviz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Miguel Ledezma Galaviz**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/08/2023 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/08/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

