Karen Johnson Davidson County
Batch# 979590 DEEDQC
03/10/2023 03:51:07 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230310-0017633

QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer is $0.00 (none)

Subscribed and sworn before me this the 17 day of February 2023.

Affiant

NOTARY PUBLIC
My commission expires: 03-07-2023

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575.

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
NATHAN ANTHONY SEPULVEDA	Same	072 14 0 118.00
1204 Chester[redacted] Ave.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and for the express purpose of dividing property in a divorce action in the Circuit Court for Davidson County, Tennessee, and pursuant to the post-divorce Agreed Order filed in said divorce case, and for the purpose of conveying all my right, title, equity, and interest in the subject real property to **NATHAN ANTHONY SEPULVEDA,** I, **JULIET ROSE SEPULVEDA,** hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer and convey unto **NATHAN ANTHONY SEPULVEDA**, hereinafter referred to as Grantee, his successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 17 and the East 7½ feet of Lot No. 16, and the West 11.25 feet of Lot No. 18 on the Plan of Chesterfield Place of record in Plat Book 332, Page 147 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and parts of Lots adjoin and front 48.75 feet on the South side of Chester, formerly Chesterfield Aenue, and run back between parallel lines 132.0 feet to an alley.

Being the same property conveyed to **NATHAN ANTHONY SEPULVEDA** and **JULIET ROSE SEPULVEDA,** husband and wife, by deed from **615 RENT, LLC, a Tennessee Limited Liability Company**, of record as instrument #20201223-0153046, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance is subject to:
- Taxes for the 2021 and subsequent years; and,
- Plan of Record in Plat Book 332, Page 147, Register's Office for Davidson County, Tennessee; and,
- any and all existing easements, restrictions, and building setback lines of record not stated herein.

This is improved property known as: **1204 Chester Avenue, Nashville, TN 37206.**

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

Witness my hand this 17th day of February 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JULIET ROSE SEPULVEDA - Grantor

RICHARD HEDGEPATH JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 **JULIET ROSE SEPULVEDA**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February 2023

NOTARY PUBLIC:

My commission expires: 8/30/2023