Karen Johnson Davidson County
Batch# 1002976 DEEDQC
05/15/2023 08:22:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230515-0035763

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, a married couple** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **A & F Rental Properties LLC, a Tennessee Limited Liability Company** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, State of Tennessee, being part of Lot No. 101 on the Plan of Barrow's Addition to Edgefield, now East Nashville, as of record in Plat Book 1, Page 13, Chancery Court at Nashville, part of Lot No. 44 on the Plan of Paynes Addition, as of record in Book 21, Page 70, Register's Office for said County, and a triangular strip out of the east part of Payne Street, now abandoned, described together as follows:

Beginning on the northerly margin of Fatherland Street at the southeast corner of the property conveyed to Mary E. Douglas by Deed from W. A. Horan and wife, of record in Book 1320, Page 94, said Register's Office, said point being 50 feet east of the corner of Lots No. 100 and 101 in said Barrow's Addition; thence with the northerly margin of Fatherland Street, eastwardly 50 feet, more or less to the southwest corner of the property conveyed to L. J. Robinson and George B. Graves property northwardly 170 feet more or less to the southerly margin of an alley; thence with said alley westwardly 50 feet more or less to the northeast corner of said Douglas property southwardly 170 feet more or less to the beginning.

Being the same property conveyed to Amado Ariel Valey Vasquez and Felipe Lopez Cervantes, a married couple, by virtue of that certain Warranty Deed dated November 10, 2021, and being of record at Instrument No. 20211118-0153523 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **May, 2023.**

Amado Ariel Valey Vasquez
Amado Ariel Valey Vasquez

Felipe Lopez Cervantes
Felipe Lopez Cervantes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Amado Ariel Valey Vasquez and Felipe Lopez Cervantes**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **May, 2023.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **May, 2023.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**935 Fatherland St.** **Nashville, TN 37206**
TAX PARCEL NO.:	**082-16-0-172.00**
PROPERTY OWNER:	**A & F Rental Properties LLC**
OWNER'S ADDRESS:	**99 S. Graycroft Ave, Madison, TN 37115**
MAIL TAX BILLS TO:	**99 S. Graycroft Ave, Madison, TN 37115**

Certificate of Authenticity

I, Holly A. Mason, 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 May 12, 2023.

Affiant Signature

5/12/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026