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

Karen Johnson Davidson County
Batch# 1002976 DEEDQC
05/15/2023 08:22:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230515-0035765

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 spouse, Felipe Lopez Cervantes** ("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, Tennessee, Being Lot No. 2 on the Plan of the resubdivision of parts of Lots 54 and 42 on the unrecorded plan of a Subdivision of Anderson Estates, Tracts 14 (Book 1130, Page 37, Register's Office for Davidson County, Tennesse), as shown of record in Plat Book 5191, Page 131, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

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.

Being all or part of the same property conveyed to Grantors herein by Warranty Deed of record at Instrument Number **20210702-0090307** in Register's Office for Davidson County, Tennessee.

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.**

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.**

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:	**311 Nix Dr., Madison, TN 37115**
TAX PARCEL NO.:	**043-06-0-092.00**
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