Karen Johnson Davidson County
Batch# 1009366 DEEDQC
05/31/2023 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230531-0041002

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN
County of Davidson

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

Kristian James
Affiant Signature

Subscribed and sworn to before me on this the 25 day of May, 2023

Notary Public

My Commission expires 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Fernando Valencia-Espinoza
304 Alice Avenue,
Nashville, TN 37211

SEND TAX BILLS TO:
Fernando Valencia-Espinoza
304 Alice Avenue,
Nashville, TN 37211
MAP AND PARCEL NUMBER: 14707020200

QUITCLAIM DEED

23NT00567

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Daniel P. Valencia, An Unmarried Man

By these presents do remise, release and **QUITCLAIM** unto

Fernando Valencia-Espinoza

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 26 as shown on plat of resubdivision of Lots 26, 27, 28 & 29 of the Subdivision of Pritchett Land, of record in Book 7900, page 277, Register's Office for Davidson County, Tennessee, to which plat Reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel P. Valencia, An Unmarried Man by Quit Claim Deed from Julia Espinoza, An Unmarried Woman dated 09/24/2020 and recorded 10/26/2020 as document no. 20201026-0123800, Register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 304 Alice Avenue, Nashville, TN 37211

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

Witness our hands this 25 day of May, 2023.

Daniel P. Valencia

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Daniel P. Valencia,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of May, 2023.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Fernando Valencia-Espinoza

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Fernando Valencia-Espinoza,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of May, 2023.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 5/25/23 (date of document).

Affiant Signature

5/31/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th of May, 2023

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025