Name and Address of New Owner:
Yensi Gomez Perez
469 Clearwater Drive
Nashville, Tn 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15001019000

Karen Johnson Davidson County
Batch# 1016403 DEEDQC
06/16/2023 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230616-0046316

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Yensi Gomez Perez, an unmarried woman,** "the Grantors," convey and quitclaim unto **Yensi Gomez Perez and Gelber Pablo Merida, both unmarried as joint tenants with full rights of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 156, Section 8 on the Plan of Edge-O-Lake Subdivision, as of record in Book 3700, Page 101, Register's Office for Davidson County Tennessee.

Said Lot 156 fronts 185 feet on the northerly margin of Clearwater Drive and extends back between lines, 168.91 feet on the westerly line and 170.87 feet on the easterly line, to a dead line in the rear on which it measures 74.34 feet.

Being the same property conveyed to Yensi Gomez Perez, an unmarried woman by Warranty deed from Shelia Ann Rogers Oliver and Sherry Adelle Rogers dated 6/13/2023 and filed of record in Instrument No. ___202306160046314____ Register's Office for Davidson County, Tennessee.

Improved property known as: 469 Clearwater Drive, Nashville, TN 37217

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 13th day of June, 2023.

(SEAL)
Yensi Gomez Perez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2023, before me personally appeared **Yensi Gomez Perez,** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of June, 2023.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

202306160046316

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/13/23 (date of document).

Affiant Signature

6/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

