Karen Johnson Davidson County
Batch# 1031244 DEEDQC
07/27/2023 08 13 48 AM 2 pgs
Fees. $12.00 Taxes $0 00
20230727-0057832

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Holly Summers

Notary Public:

My Commission Expires:

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 6-17-2027

ADDRESS OF NEW OWNER:
Moshe Cole
5123 N 147th Ave.
Litchfield Park Ave., Arizona 85340

SEND TAX BILLS TO:
Same

MAP/PARCEL:
072-03-0A-003.00

QUITCLAIM DEED

For and in consideration of Ten Dollars (10 00), cash in hand paid, the receipt of which is hereby acknowledged, **CLAUDIA VARGAS, AN UNMARRIED WOMAN,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **MOSHE COLE, AN UNMARRIED MAN,** (hereinafter referred to as "**GRANTEE**") his successors and assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit 3, of Shelton Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Shelton Avenue Residences, of record in Instrument No. 20170227-0019025, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Moshe Cole and Claudia Vargas, husband and wife, by Warranty Deed from Integrity First Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190315-0023957, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 3307 Windsor Drive, Nashville, TN 37216.

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

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

IN WITNESS WHEREOF, this document was executed this the 13 day of July, 2023

CLAUDIA VARGAS

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **CLAUDIA VARGAS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in MESA (city), ARIZONA (state), this 13th day of July, 2023.

GARY ZAMORA
Notary Public - Arizona
Maricopa County
Commission # 574921
My Comm. Expires Oct 31, 2023

Notary Public

My Commission Expires: