Karen Johnson Davidson County
Batch# 1034440 DEEDQC
08/03/2023 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230803-0060235

This Instrument
Prepared By:

HHHL, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erik Martinez Davalos,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of his interest and convey unto, **Anthony Taylor,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Humphrey Pierce's Addition to East Nashville of record in Plat Book 161, Page 20, in the 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 Karen Kennedy, unmarried by Warranty Deed from Erna C. Smith, unmarried of record in Instrument No. 20130508-0046509 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 08, 2013.

Being the same property conveyed to Anthony Taylor and Erik Martinez Davalos, tenants in common by Warranty deed from Karen Kennedy, unmarried of record in Instrument No. 20190517-0046760 Register's Office for Davidson County, Tennessee, dated May 16, 2019 and recorded on May 17, 2019.

Being also known as 328 Wilburn Street Nashville, TN 37207.

IN WITNESS WHEREOF, I have hereunto set out my hand on this 3rd day of ~~June,~~ August 2023.

Erik Martinez Davalos

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Erik Martinez Davalos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 3rd day of ~~June,~~ August 2023.

Notary Public

My Commission Expires: _____

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Anthony Taylor 328 Wilburn Street Nashville, TN 37207	Same	Davidson County: 082-07-0-124.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 3rd day of June, 2023.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-2024

My Commission Expires:

1-8-24

Certificate of Authenticity

I, Ryan Lux, 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 8/3/23.

Date

Affiant Signature

8/3/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of August, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)