Karen Johnson Davidson County
Batch# 1041425 DEEDQC
08/22/2023 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230822-0065598

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Janet M. Cortez, Affiant Subscribed and sworn to before me, this 22nd day of August, 2023. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Anthony M. Cortez and/or Janet M. Cortez, Trustees 2145 Calusa Lakes Boulevard Nokomis, Florida 34275	SAME	177 00 0 013.00

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Janet M. Cortez and Anthony M. Cortez, Trustees of The Janet M. Cortez Living Trust, established by the Revocable Trust Agreement of Janet M. Cortez, dated March 24, 2008**, hereinafter called the Grantors, hereby remises, releases and quitclaims all of the Grantors' right, title and interest in and to certain real property in the State

of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Anthony M. Cortez and/or Janet M. Cortez, Trustees of the Anthony and Janet Cortez Revocable Trust, established by the Revocable Trust Agreement of Anthony M. Cortez and Janet M. Cortez dated April 12, 2023**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 22nd day of August, 2023.

THE JANET M. CORTEZ LIVING TRUST

By: _____
Janet M. Cortez, Trustee

By: _____
Anthony M. Cortez, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janet M. Cortez and Anthony M. Cortez, Trustees of The Janet M. Cortez Living Trust, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 22nd day of August, 2023.

My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

_____
Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 11 on the Plan of Lots 1, 3, 6, 10, 11, 12, 21 and 24 Fox Hollow Farms State Route 96 of record in Book 9700, page 292, as corrected in Book 10371, page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janet M. Cortez and Anthony M. Cortez, Trustees of The Janet M. Cortez Living Trust, established by the Revocable Trust Agreement of Janet M. Cortez, dated March 24, 2008, by deed from Janet M. Cortez, of record as Instrument No. 20080407-0035174, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Fox Hunt Pointe, Nashville, Tennessee 37221.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 August 22, 2023.

August 22, 2023
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 22ND day of August, 2023.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

