QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1046677 DEEDQC
09/06/2023 01 34 51 PM 2 pgs
Fees $12 00 Taxes $0 00
20230906-0069935

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE

Edwin Marchante.
Affiant

Subscribed and sworn to before me this 24th day of August, 2023

Notary Public My Commission Expires

MITZI L DORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

This Instrument Was Prepared By:
David L. King, Attorney
Tennessee Law Group, Inc.
1300 Division Street, Ste 102
Nashville, Tennessee 37203

Based on Information provided by the Register's Office for Davidson County, Tennessee.

Address New Owner:	**Send Tax Bills to Mortgagee:**	**Map-Parcel Number.**
Noemi Marchante	Owner	149-04-0A-012.00
900 Townview Place		
Nashville, TN 37217		

KNOW ALL PERSONS BY THESE PRESENTS that I, **EDWIN MARCHANTE**, hereinafter called the Grantor, for and in consideration of the terms of a Marital Dissolution Agreement signed on November 19, 2019, and approved in the Final Decree of Divorce on April 3, 2020 in case docketed under 19D-445 in the Fourth Circuit Court for Davidson County, Tennessee, and the sum of zero dollars, has bargained and hereby remises, releases and forever quitclaims his marital interest as a tenant by the entirety in whatever right, title and interest, including any marital interest, in and to the following described property to **Noemi Marchante**, hereinafter called the grantee, her heirs and assigns, the property being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No 12, as shown on the map entitled Town View, of record in Instrument No, 20080320-0028273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Edwin Marchante and Noemi Marchante, Husband and Wife, by Warranty Deed from Moss Springs, LLC, A Tennessee Limited Liability Company of record in Instrument No 20150804-0077062, Register's Office for Davison County, Tennessee, dated 08/04/2015, Trans T20150064100

Being a portion of the same property conveyed to MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No, 20150316-0022261, dated December 2, 2014, said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIOS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORDS, IF ANY, AS MAY AFFECT THE PREMISES

This conveyance is further made subject to real property taxes for 2023 and subsequent years

This is improved property known as
900 Townview Place, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and, GRANTOR does further covenant and bind himself, his heirs and assigns, against the lawful claims of all persons whomsoever 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

In witness whereof, Edwin Marchante has signed and executed this quitclaim deed on this day and date below:

Edwin Marchante.

Edwin Marchante

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mitzi L. Dorris, a Notary Public in and for said County and State, the within named Edwin Marchante, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of August, 2023

NOTARY PUBLIC

MITZI L. DORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

My Commission Expires _____