THIS INSTRUMENT PREPARED BY:

Manuel Morales-Diaz
1208 Argle Avenue
Madison, TN 37115

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 1 day
Of _September, 2023.

Notary Public

My Commission Expires: 3/9/2027

JACQUELINE CABRERA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Karen Johnson Davidson County
Batch# 1049284 DEEDQC
09/13/2023 08:47:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230913-0071700

QUITCLAIM DEED

ADDRESS OF THE NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP - PARCEL
Manuel L. Morales-Diaz Claudia L. Sanchez-Aguilera	SAME	051120066.00
1208 Argle Avenue		
Madison, TN 37115		

FOR AN IN CONSIDERATION of Ten and 00/100 Dollars (10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Manuel L. Morales Diaz, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Manuel L. Morales-Diaz and Claudia Lorena Sanchez-Aguilera, as tenants in common with rights of survivorship** hereinafter called the Grantees, their heirs and assigns, all of the rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, being Lot No. 53 on the plan of Morningside Heights. Section One of record in Plat Book 1130 Page 76. Register's office for said County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Manuel L. Morales Diaz, married by Warranty Deed from Luis A. Del Mazo Jr., in instrument No. 20030804-0110369 in the Register's Office for Davidson County, Tennessee, dated July 25, 2003, and recorded on August 04, 2003.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as: **1208 Argle Avenue, Madison, TN 37115**.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of September, 2023.

Manuel L. Morales Diaz

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned Notary Public, in and for the said County and State the within named Manuel L. Morales Diaz the within named grantor(s), with whom I am personally acquainted (of proved to me on the basis of satisfactory evidence), and who acknowledge executing the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of September, 2023.

JACQUELINE CABRERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Notary Public

My Commission Expires: 3/9/2027