Karen Johnson Davidson County
Batch# 1051853 DEEDQC
09/20/2023 07:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230920-0073748

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
David Esquivel 1037 Overton Lea Road Nashville, TN 37220	New Owner	145 08 0 009.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **KIMBERLY ESQUIVEL,** by these presents does hereby quitclaim and convey unto **DAVID ESQUIVEL**, his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lealand Manor Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record described according to a Survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southeasterly margin of Overton Lea Road 245.6 feet southwest of the northwest corner of the property conveyed to Lorene Keele Cooper by Deed from F.N. McNeill, Jr., Executor and Trustee, of record in Book 1714, Page 134, in the Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 17 degrees 57 minutes East 382.2 feet to the northwesterly margin of Riverview Drive (proposed); thence with same, southwesterly 461.15 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, North 3 degrees 59 minutes West 611.6 feet to the southeasterly margin of Overton Lea Road; thence with the same, Northeastwardly 238.53 feet to the beginning, containing 3.42 acres, more or less.

Being the same property conveyed to Kimberly Butler, an unmarried woman, by Quitclaim Deed from Stephen Butler, an unmarried man, dated April 24, 2017 and recorded on May 1, 2017 at Instrument No. 20170501-0042384, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Esquivel and Kimberly Esquivel, husband and wife, by Quitclaim Deed from Kimberly Esquivel F/K/A Kimberly Butler, a married woman, dated March 11, 2022 and recorded on March 21, 2022 at Instrument No. 20220321-0032300, Register's Office for Davidson County, Tennessee.

Being also known as 1037 Overton Lea Road, Nashville, TN 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 15TH day of September 2023.

Amanda Allen
Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of September, 2023.

KIMBERLY ESQUIVEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named KIMBERLY ESQUIVEL, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 15th day of September, 2023.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 September 15, 2023 (date of document).

Affiant Signature

September 19, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 19th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023