Karen Johnson Davidson County
Batch# 1057890 DEEDQC
10/05/2023 08:55:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231005-0078354

This Instrument Prepared By:
Thompson Burton PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Number
Brian C. Liceaga & Nicole M. Liceaga 965 9th Avenue South Nashville, Tennessee 37203	Same	105-02-0E-001.00-CO Davidson County

QUITCLAIM DEED TO ESTABLISH TENANCY BY THE ENTIRETY

WHEREAS, Brian C. Liceaga acquired that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property"); and

WHEREAS, Brian C. Liceaga now desires to create a tenancy by the entirety on the Property with his wife, Nicole M. Liceaga.

NOW THEREFOR AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, BRIAN C. LICEAGA by these presents does hereby quitclaim, and by these presents transfer and convey unto himself, BRIAN C. LICEAGA and his wife, NICOLE M. LICEAGA, as tenants by the entirety, their heirs and assigns, all of his right, title, and interest in and to the Property.

This is improved property known as 965 9th Avenue South, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 5th day of October, 2023.

BRIAN C. LICEAGA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BRIAN C. LICEAGA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of October, 2023.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 5th day of October, 2023.

Notary Public
My Commission Expires: 7-6-26

ALLY HICKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A on the Plan of 965 9th Avenue South, a Horizontal Property Regime with Private Elements, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 965 9th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150720-0070452, Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brian C. Liceaga by Warranty Deed from Niki Reese, a married woman, of record in Instrument No. 20210114-0006699, dated January 12, 2021, said Register's Office.

TRUE COPY CERTIFICATION

I, David H. Mayer, 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 October 5, 2023.

Date: October 5, 2023

David H. Mayer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On October 5, 2023, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.



Notary Public

My Commission Expires: 11·5·24