QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1058944 DEEDQC
10/09/2023 10 07 45 AM 2 pgs
Fees $12 00 Taxes $0 00

20231009-0079198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Oct, 2023

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Marcelo Lemus and Paul Simiyu	**NEW OWNER**	
(NAME)	(NAME)	
5751 Cane Ridge Rd		**11913025700**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marcelo Lemus ("Grantor") by these presents does herby convey, assign, and quitclaim to Marcelo Lemus and Paul Simiyu, ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for FourSixteen McIver Street, a horizontal property regime with private elements, of record at Instrument No. 20231009-0079197, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property

Being part of the same property conveyed to Marcelo Lemus by Warranty Deed of record in Instrument No. 20220309-0027141, Register's Office Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 416 McIver St, Nashville, TN 37211

PH

Witness my hand this the 10 day of 5, 2023.

Marcelo Lemus

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 Marcelo Lemus (the 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 and official seal this the 5th day of October, 2023.

Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

PH