Karen Johnson Davidson County
Batch# 1069053 DEEDQC
11/06/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086805

Name and Address of New Owner:
A+F Rental Properties, LLC
99 South Graycroft Ave
Madison TN 37115
Send Tax Bills To:
New owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15005005100

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amado Valey Vasquez, ,** "the Grantor," convey and quitclaim unto **A & F Rental Properties, LLC, a Tennessee limited liability company,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Cherry Hills, Section II ofrecord in Plat Book 3700, Page 143, in the Register's Office for Davidson County, Tennessee. Said Lot No. 209 fronts 86.66 feet on the easterly margin of Owendale Drive and extends back eastwardly 147.5 feet on the northerly line and 1141.82 feet on the southerly line to a dead line in the rear on which it measures 72.51 feet.
>
> Being the same property conveyed to Amada Valey Vasquez by Warranty Deed from Lisa Kay DeFiore, dated October 13, 2023, of record in Instrument No. _202311060086804____,Register's Office for Davidson County, Tennessee.

This is improved property known as 440 Owendale Drive Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of October, 2023.

Amado Valey Vasquez (SEAL)
Amado Valey Vasquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this __ day of October, 2023, before me personally appeared **Amado Valey Vasquez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of October, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13 day of October, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202311060086805

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 10/13/23 (date of document).

Affiant Signature

10/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

