Karen Johnson Davidson County
Batch# 1069203 DEEDQC
11/07/2023 08:58:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231107-0086942

THIS INSTRUMENT WAS PREPARED BY
FRIZZELL & FRIZZELL, PLLC
SAMANTHA K. GROSLAND, ATTORNEY
131 Maple Row Blvd, Building C, Suite 301
HENDERSONVILLE, TN 37075
Tel. (615) 824-7163/Fax (615) 826-4014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ -0- .
Recording not subject to tax pursuant to TCA 67-4-409(a) (3) (E)

Amalia Guzman Hdez.
AFFIANT

Subscribed and sworn to before me, this the 4th day of October, 2023.

My Commission Expires: 5/19/2026

NOTARY PUBLIC

ABIGAIL GRANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 05/19/2026

ADDRESS OF NEW OWNERS	SEND TAX BILL TO	MAP & PARCEL:
Amalia Guzman Hernandez	New Owner	07107017700
275 Old Shackle Island Road		
Hendersonville, TN 37075		

QUITCLAIM DEED

BE IT REMEMBERED, that for and in consideration of the dissolution of our marital affairs pursuant to a divorce decree, styled **AMALIA GUZMAN HERNANDEZ V. FRANCIS DANIEL DIAZ CANALES,** Docket No. 23DM-53, Chancery Court of Sumner County, Tennessee, I, **FRANCIS DANIEL DIAZ CANALES, (A/K/A FRANCISCO D. DIAZ),** bargain and sell, and by this deed do quitclaim, transfer and convey, without warranty, unto **AMALIA GUZMAN HERNANDEZ,** her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being the easterly part of Lot No. 24 on the map I.D. Luton's Revised Plan, as of record in Book 547, page 19, Register's Office for said County and being more particularly described as follows: Beginning at a point in the southerly margin of Trinity Road, at the northwest corder of the Trinity Church lot, being the northeast corder of said lot 24; thence southerly with the westerly line of said Church lot, 276.5 feet to the northerly line of lot 21 on said plan; thence westerly with the northerly lines of lots No. 21 and 22, 101 feet, more or less, to Fred Campbell's easterly line; thence northerly with Campbell's easterly line 276.5 to the southerly margin of Trinity Road; thence easterly with said Road 101 feet, more or less, to the beginning.

BEING the same property conveyed to **FRANCISCO D. DIAZ (A/K/A FRANCIS DANIEL DIAZ CANALES),** a married man, by **Michael J. Raykovich and wife, Patty J. Raykovich and Michael Embody and wife, Barbara Embody,** dated the16th day of April, 2013, and filed for record on April 18, 2013 in Instrument 201304180038564, Register's Office for Davidson County, Tennessee.

The above description is the same as that in the previous deed.

I acknowledge receipt of all sums and things due me for this transfer.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property known as **202 E. Trinity Lane, Nashville, Davidson County, Tennessee 37207-4522.**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

The Grantor and Grantee herein acknowledge that this deed was prepared from information supplied by them and that the preparer of this deed has made no title search and makes no representation as to the status of the title of the property described herein, nor as to the accuracy of description, and is therefore not liable for the accuracy of such information.

In witness whereof, I have hereunto set my hand this 27th day of October, 2023.

FRANCISCO D. DIAZ
(A/K/A FRANCIS DANIEL DIAZ CANALES)

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27 day of October, 2023 before me personally appeared **FRANCISCO DANIEL D. DIAZ, (A/K/A FRANCIS DANIEL DIAZ CANALES),** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the deed as his free act and deed.

Notary Public

SAMANTHA K. GROSLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

7/24/2024
My commission expires