Karen Johnson Davidson County
Batch# 1069349 DEEDQC
11/07/2023 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231107-0087134

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 6th day of November, 2023.

NOTARY PUBLIC
My Commission Expires: _____

LAURIE DAMERON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMM EXPIRES 01/02/25

ADDRESS OF NEW OWNER:
Francisco J. Valdez & Norma Suyapa Valdez
7542 Sawyer Brown Rd
Nashville, TN 37221

SEND TAX BILLS TO:
New Owner

Map & Parcel:

11400010200

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Francisco J. Valdez** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Francisco J. Valdez and Norma S. Valdez, husband and wife** Grantee. Said property conveyed herein is described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey made by John T. Connor, Surveyor, June 24, 1958, as follows:

Beginning at an iron pin on the easterly margin of Sawyer Brown Road at the southwest corner of the property conveyed to Alfred L. Williams and wife, by deed from Ernest M. Hill and wife, of record in Book 2794, page 170, Register's Office for said county; thence with the easterly margin of said road South 15° 45' West 192.1 feet to an iron pin in C.V. Hutchinson's line; thence with said Hutchinson's line South 85° 30' East 454 feet; thence North 47° 56' East 245 feet to the southern boundary line of the said Williams' property; thence with same 86° 50' West 566 feet to the beginning, and containing 2 acres, more or less.

Being the same property conveyed to John R. Sullivan et ux Betty T. Sullivan by Warranty deed from Julius Brown et ux Lorine Brown of record in Book 3762, page 465, Register's Office for Davidson County, Tennessee, dated May 8, 1964 and recorded on May 12, 1964.

Being the same property conveyed to Francisco J. Valdez by Quitclaim deed from Edward O. Chirinos Hernandez of record in Instrument No. 20170516-0048478 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 16, 2017.

Being the same property conveyed to Francisco J. Valdez by 20200908-0101520 deed from Norma Suyapa Valdez (for the purpose of carrying out terms of Marital Dissolution Agreement in Circuit

Case No. 20D1311) of record in Instrument No. 20200908-0101520 Register's Office for Davidson County, Tennessee, dated September 3, 2020 and recorded on September 8, 2020., Tennessee 37221.

This is real property commonly known as 7542 Sawyer Brown Rd., Nashville, TN 37221

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 6th day of November, 2023.

Francisco J. Valdez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Francisco J. Valdez, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 6th day of November, 2023.

Notary Public

My Commission Expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 6, 2023.

J. Carlton Drumwright

November 6, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 6, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY