Prepared by:
Hywater Title
1800 S. Rutherford Blvd. Ste 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and Sworn before me this 1st day of Dec., 2023

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Alejo Velasco Vargas 61 Scobey Drive Nashville, TN 37210	New Owner	106-15-0-010.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, **Francisco Morales,** hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto **Alejo Velasco Vargas** hereinafter the Grantee, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 94 on The Plan of Raymond Heights, of record in Book 1424, Page 141, Registers Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Brooke L. Davis, unmarried, by Warranty Deed from Austin M. Wenninger and wife, Katherine L. Wenninger, dated 07/29/2010 and recorded on 08/02/2010 in Instrument No. 20100802-0060501, Register's Office for Davidson County, Tennessee.

BEING the same property further conveyed to Francisco Morales and Alejo Velasco Vargas from Brooke L. Davis by Warranty Deed dated September 22, 2021 and recorded on September 24, 2021 in Instrument No. 20210924-0128847, in the Register's Office of Davidson County, Tennessee.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

Witness my hand this 1st day of December, 2023

Francisco Morales

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 1st day of December, 2023 before me personally appeared Francisco Morales, 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 1st day of December, 2023

Notary Signature
My commission expires: 9-18-2027

SALLY HICKS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1077239 DEEDQC
12/01/2023 02:47:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231201-0092956

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 12-1-23 (date of document).

Jami K Averwater
Signature

12-1-23
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of December, 2023.

Vicki Sheridan
Notary's Signature
MY COMMISSION EXPIRES: 09/20/2025

Seal

