Karen Johnson Davidson County
Batch # 1081214 DEEDQC
12/12/2023 11:48:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231212-0095683

This Instrument Prepared by:
NATHANIEL M. COLBURN
Attorney at Law
20 Music Circle East
Nashville, Tennessee 37203
(615) 255-1212

This attorney did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID:
Guillermina Juarez 511 Cedar Dr. Nashville, TN 37211	SAME	MAP 162-9 PARCEL 56.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, I, Guillermina Juarez, as the Administrator of the Estate of Jose Nicolas Valero Chavez, by these presents do hereby quitclaim and convey unto myself, Guillermina Juarez of 511 Cedar Dr., Antioch, TN 37211, as the sole known heir of the Estate of Jose Nicolas Valero Chavez, with a right of survivorship, and my heirs, successors and assigns, all right, title and interest in and to the following described tract of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Cedarwood Estates, Section 6, of record in lat Book 5200, page 191, as revised in Plat Book 5200, page 196, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jose N. Valero by deed from James R. Burge and Frances H. Burge of record in Instrument Number 200001310009726 recorded with the Register's Office for Davidson County, Tennessee.

The said James R. Burge having since died.

This is improved property known as 509 and 511 Cedar Dr., Nashville, Tennessee 37211.

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

Witness my hand this 5th day of December, 2023.

Guillermina Juarez, Administrator of Estate

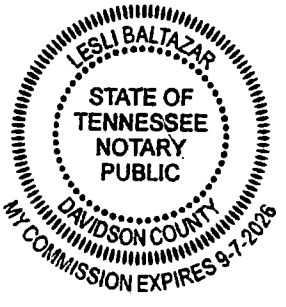
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guillermina Juarez, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 2023.

Lesli Baltazar
Notary Public

My Commission Expires: 9/7/26



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $10.00.

AFFIANT

Sworn to and subscribed before me this
5th day of December, 2023.

Lesli Baltazar
NOTARY PUBLIC

My Commission Expires: 9/7/26

