Karen Johnson Davidson County
Batch# 1097249 DEEDQC
02/02/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240202-0007444

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 29th day of January, 2024. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Jose Jesus Medina, Trustee 420 Eatherly Drive Nashville, Tennessee 37220	SAME	172 01 0A 026.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Teresa Diaz De Medina**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and

interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Jose Jesus Medina, Trustee of the 31 Nickleby Down Trust dated January 29, 2024**, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 29th day of January, 2024.

Teresa Medina

Teresa Diaz De Medina

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 Teresa Diaz De Medina, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 29th day of January, 2024.

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires:

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 26 on the plat entitled A Revision of Lots 25 & 26 Copperfield, Revised, of record in Plat Book 6050, Page 371, Register's Office for said County to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jesus Medina and Teresa Medina, husband and wife, by deed from Marilyn Evans Whitley and spouse, Steve R. Schaffer, of record as Instrument No. 20220505-0052163, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Teresa Diaz De Medina by deed from Jose Jesus Medina, of record as Instrument No. 20240129-0005980, Register's Office for Davidson County, Tennessee.

Jose Jesus Medina and Jesus Medina are one and the same person. Teresa Diaz De Medina and Teresa Medina are one and the same person.

This conveyance is subject to the following:

1. Real estate taxes for the current year, which have been assumed by the Grantee;
2. Matters, if any shown on any applicable Plan of record in the Register's Office for Williamson County, Tennessee; and
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

This is improved property known as 31 Nickleby Down, Brentwood, Tennessee 37027.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 JANUARY 29, 2024.

FEBRUARY 2, 2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 2ND day of FEBRUARY, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

