Karen Johnson Davidson County
Batch# 1097249 DEEDQC
02/02/2024 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240202-0007446

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: 7-06-2026

JEFFREY MOBLEY NOTARY PUBLIC STATE OF TENNESSEE 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	171 08 0A 079.00

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 1057 Beech Tree Lane 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. 79 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jose Jesus Medina and Teresa Medina, husband and wife, by deed from Pratish Patel and Erin Patel, husband and wife, of record as Instrument No. 20200803-0085600, 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. 20240129-0005982, 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. Utility, sewer, drainage, and other easements of record;
3. all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record;
4. Any building restrictions;
5. Any unrecorded easements, or those imposed by operation of law; and
6. All other matters of public record.

This is improved property known as 1057 Beech Tree Lane, 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.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024