QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1099579 DEEDQC
02/09/2024 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009149

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY (and return to):
Hunter, Hayes, Hinton & Lux, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER(S)
Julio Cesar Medina	**Same**	
(NAME) **1401 Edgehill Avenue**	(NAME) **Property**	**105-01-3X-001.00-CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

ANA NAVARRO, UNMARRIED

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

JULIO CESAR MEDINA, MARRIED

HIS, HEIRS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

A CERTAIN UNIT LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF HOMES AT 1401 EDGEHILL AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION ESTABLISHING HOMES AT 1401 EDGEHILL AVENUE, A HORIZONTAL PROPERTY REGIME OF RECORD IN INSTRUMENT NUMBER 20220906-0099916, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF; SAID UNIT BEING DEPICTED ON EXHIBIT TO SAID DECLARATION; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT TO SAID DECLARATION.

BEING THE SAME PROPERTY CONVEYED TO ANA NAVARRO, UNMARRIED, BY WARRANTY DEED FROM MAKAI CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20231023-0082804, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signatures to appear on the following page]

[Signature page of Quitclaim Deed]

This is **improved** property known as: 1401 Edgehill Avenue Nashville, TN 37212.

Witness our hands this the 8 day of February, 2024 ~~2023~~. DH

Ana Navarro

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ana Navarro**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February, 2024 ~~2023~~. DH

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Emily Manno, 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 **2/8/24**.

Date

Affiant Signature

2/8/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026