Quitclaim Deed

Karen Johnson
Batch # 1100180
02/12/2024 02:53:48 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240212-0009767

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 30th day of December, 2023

Notary Public
My Commission Expires: 10/4/2027

Ryan Beane
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
Marketplace Title and Escrow, LLC
1880 General George Patton Dr. STE 107
Franklin, Tennessee 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#
Vanessa I. Rodriguez 615 Longhunter Ct. Nashville, TN 37217	NEW OWNER	**135-08-0A-615.00-CO**

KNOW ALL MEN BY THESE PRESENTS that Vanessa I. Rodriguez and Damon C. Webb, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto Vanessa I. Rodriguez, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Unit No. 615 of Nashboro Village Nineteen Condominiums, a condominium or horizontal property regime established by a Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, as shown on the plan of Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, said Register's Office, together with each and all rights, privileges and appurtenances thereunto belonging, as set for in said Master Deed (and By-Laws which form a part thereof), including, without limitation, such unit's divided interest in the land and common elements, and its interest in any appurtenant limited common elements.

Being the same property conveyed to Vanessa I. Rodriguez and Damon C. Webb, by Warranty Deed dated June 23, 2022, from Douglas I. Torres and Margarita L. Vides De Torres, husband and wife, recorded June 28, 2022, in Instrument Number 20220628-0074503, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

This is improved property having a physical address of: 615 Longhunter Ct., Nashville, TN 37217.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 30th day of December 2023.

Vanessa I. Rodriguez

Damon C. Webb

State of Tennessee
County of Davidson

Personally appeared before me, Ryan Beane a Notary Public in and for said county and state, the within named Vanessa I. Rodriguez and Damon C. Webb, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 30th day of December 2023.

Notary Public
My Commission Expires: 10/4/2027

