Name and Address of New Owner:
Marco A. Hernandez and Gisell Margarita Hernandez
3240 Doverside Dr.
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1102775 DEEDQC
02/21/2024 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240221-0011840

Map & Parcel No: 05014008200

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Marco Hernandez,** "the Grantor," convey and quitclaim unto **Marco A. Hernandez and Gisell Margarita Hernandez,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Lot No. 671 on the plan of Section 4, Parkwood Estates, of record in Book 3300, Page 79 and 80, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Marco Hernandez by Warranty Deed from Mi'Kael Reed, a single woman dated October 27th 2020 and recorded on November 6th 2020 of record in Instrument No. 20201106-0130721 Register's Office for Davidson County, Tennessee.

This is improved property known as 3240 Doverside Drive, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

202402210011840

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 2 day of ~~January,~~ February, 2024.

_____(SEAL)
Marco Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2 day of ~~January~~ February, 2024, before me personally appeared **Marco Hernandez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2 day of ~~January~~ February, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2 day of ~~January~~ February, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202402210011840

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 2/2/24 (date of document).

Affiant Signature

2/6/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

