Name and Address of New Owner:
Grisel Elizondo Mendez
325 Hickory St
Madison, TN 37115

Send Tax Bills To:
New Owner

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

Map & Parcel No: 04313033600

Karen Johnson Davidson County
Batch# 1103364 DEEDQC
02/21/2024 03:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240221-0012003

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, **Grisel Elizondo Mendez** , "the Grantor," convey and quitclaim unto **Grisel Elizondo Mendez and Yassel Elizondo Martinez, as joint tenants with full rights of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "E" on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 50 feet on the northerly side of Hickory Street (formerly Oak Street) and runs back 128.3 feet on the east line and 129 feet on the west line, to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Grisel Elizondo Mendez by Warranty Deed from PNE Investment, LLC, a Tennessee Limited Liability Company, dated 2/12/2024 and filed of record in Instrument No. _____ in the Register's Office for Davidson County, Tennessee. 202402210012001

Improved Property known as: 325 Hickory Street, Madison, TN 37115

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 GRANTEE, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 12th day of February, 2024.

_____(SEAL)
Grisel Elizondo Mendez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2024, before me personally appeared **Grisel Elizondo Mendez**, 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 12th day of February, 2024.

_____
Notary Signature
My commission expires: 11-3-25

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-, 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 12th day of February, 2024.

_____
Notary Signature
My commission expires: 11-3-25

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

202402210012003

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 2/12/24 (date of document).

Affiant Signature

2/16/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

