Karen Johnson Davidson County
Batch# 1106472 DEEDQC
03/01/2024 11:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240301-0014307

| | Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| VidmarLaw, LTD<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | ClearEdge Title Inc<br>2605 Enterprise Rd E Ste 270<br>Clearwater, FL 33759 | Valeria Michelle Lopez<br>1107 Jackson Street<br>Nashville, TN 37208 |

Order Number: C-TN881910

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Valeria Michelle Lopez, fka Valeria Michelle Anglin, married to Manuel Benjamin Lopez, Jr.,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Valeria Michelle Lopez, a married woman,** whose address is 1107 Jackson Street, Nashville, TN 37208, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being the westerly 23 feet 10-1/2 inches on Lots 13 and 14 on the Plan of Morrison's Subdivision of Lot No. 158 Judge McNairy's Home Place, not of record, also, being part of the lot marked "Roth" on the Plan of Johnson Bransford's Subdivision of a part of said Lot No. 158, Judge McNairy's Mansion House Tract, as of record in Book 161, Page 146, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Jackson Street, at the northwest corner of the property conveyed to James Cornell and wife, by deed from Ella S. Donlon, of record in Book 1414, Page 22, said Register's Office thence with the southerly margin of Jackson Street westerly 23 feet 10 inches, thence southwardly 100 feet; thence eastwardly 23 feet 10-1/2 inches to Cornell's Southwest corner; thence with Cornell's westerly line northwardly 100 feet to the beginning.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 092-04-0-235.00
Street address of property: 1107 Jackson Street, Nashville, TN 37208

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20070905-0106245 in the Register's Office, Davidson County, Tennessee.

Signed this 26 day of February, 2024.

Signature of Grantor(s):

Valeria Michelle Lopez

Valeria Michelle Lopez,
fka Valeria Michelle Anglin

Manuel Benjamin Lopez

Manuel Benjamin Lopez Jr.

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 26 day of February, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Valeria Michelle Lopez, fka Valeria Michelle Anglin and Manuel Benjamin Lopez Jr., known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Regina C. Hockett

Notary Public

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Numbers: 092-04-0-235.00
Street address of property: 1107 Jackson Street, Nashville, TN 37208

Oath of Consideration

I or we, Valeria Michelle Lopez the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00 .

Signed this 26 day of February, 2024

Signatures of Affiant(s):

Valeria Michelle Lopez

Valeria Michelle Lopez

Sworn and subscribed before me this 26 day of February, 2024

Notary Public

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**Tennessee Certification of Electronic Document**

I, Thuy Nguyen, 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 2/26/2024 (date of document).

Thuy Nguyen
Affiant Signature

2/29/2024
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 29 day of Feb, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 8/7/2026

NOTARY'S SEAL

