Karen Johnson Davidson County
Batch# 1107752 DEEDQC
03/06/2024 12:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240306-0015590

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 5 day of March, 2024.

Notary Public

My commission expires: 3/3/26

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Francisco J. Valdez	**New Owner**	**11400010200**
7542 Sawyer Brown Rd.		
Nashville , TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **I/Norma S. Valdez** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Francisco J. Valdez** herein called "GRANTEE(S)", her/his successors, heirs and assigns all of their right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, described according to a survey by John T Connor, Surveyor, June 24, 1958, as follows:

Beginning at an iron pin on the Easterly margin of Sawyer Brown Road at the Southwest corner of the property conveyed to Alfred L Williams and wife, by Deed from Ernest M Hill and wife, of record in Book 2794, Page 170, Register's Office for said County, thence with the Easterly margin of said road South 15 degrees 45' West 192.1 feet to an iron pin in the CV Hutchinson's line; thence with said Hutchinson's line South 85 degrees 30' East 454 feet; thence North 47 degrees 56' East 253 feet to the Southern boundary line of the said Williams' property; thence with same 86 degrees 50' West 566 feet to the beginning, and containing 2 acres, more or less.

Being the same property conveyed to Francisco J Valdez and Norma S. Valdez, husband and wife, by Quitclaim Deed from Francisco J Valdez, dated November 6, 2023, of record in Instrument No. 20231107-0087134, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **7542 Sawyer Brown Rd., Nashville , TN 37221**

WITNESS my/our hand(s) this 5 day of March, 2024.

Norma S Valdez

Norma S. Valdez

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Norma S. Valdez,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of March, 2024.

Notary Public

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/5/24 (date of document).

Jennifer Russell
Affiant Signature

3/6/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

