QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1111268 DEEDQC
03/14/2024 10:46:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20240314-0017698

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MAR, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires APR 06 2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER (S)
Paul Simiyu	**NEW OWNER**	
(NAME)	(NAME)	
146 SOUTHGATE DR		**P/O 04900011300**
(ADDRESS)	(ADDRESS)	
NASHVILLE,TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marcelo Lemus Menjivar ("Grantor") by these presents does herby convey, assign, and quitclaim to Paul Simiyu ("Grantee") his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ML

Land situated in Davidson County, Tennessee, being Unit 3522 as established in Declaration of Covenants, Conditions and Restrictions for ThirtyFiveTwentyFour Whites Creek Pike, a horizontal property regime with private elements, of record at Instrument No. 20240308-0016280, Register's Office Davidson County, Tennessee, as identified on the Plat attached as Exhibit B to said Declaration, and which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Paul Simiyu and Marcelo Lemus Menjivar by Warranty Deed from Kudzu Real Estate, Inc., of record at Instrument No. 20231221-0098559, Register's Office Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

PH

Witness my hand this the 6 day of MAY, 2024.

Marcello Lemus Menjivar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcello Lemus Menjivar (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of MAY, 2024.

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2027
11/6/2024

PH