Karen Johnson Davidson County
Batch# 1116525 DEEDQC
03/28/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240328-0021753

THIS INSTRUMENT PREPARED BY: Kathy R. Silva (310) 800-3051 2949 Anderson Rd Nashville, TN 37217	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 KATHY ROXANA SILVA, Affiant Subscribed and sworn to before me, this 28th day of March 2024. NOTARY PUBLIC My Commission Expires: 10/4/2027

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
The Silva Family Living Trust 2949 Anderson Road Nashville TN 37217	Owner	Map and Parcel No.: 150-05-0-073.00

KNOW ALL MEN BY THESE PRESENTS that Kathy Roxana Silva, as an individual sole owner ("Grantor"), in consideration of the sum of One and No/100 Dollars ($1.00), cash in hand, paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and transfer to Kathy Roxana Silva, as Trustee of THE SILVA FAMILY LIVING TRUST, dated March 28, 2024 ("Grantee"), all of her right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee being Lot No. 377 on the Plan of Forest View Park, Section 2 of record in Plat Book 3842, Page 238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy Roxana Silva, as an individual sole owner, by Quitclaim Deed from Kathy Silva Moctezuma, as an individual sole owner, executed and recorded January 25, 2023, in Instrument No.: 20230125-0005755, Register's Office for Davidson County, State of Tennessee.

Being the same property stated in a certain Marital Dissolution Agreement, and incorporated in the Final Decree of Divorce, in the Third Circuit Court for Davidson County, in the case of Kathy Silva Moctezuma v. Juan Carlos Moctezuma, Docket No.; 22D221, where Husband acknowledged the property is Wife's separate property, free and clear of any claim by the husband, entered on November 9, 2022, recorded on January 25, 2023, in Instrument No.: 20230125-0005754, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Silva Moctezuma, as an individual sole owner, by Quitclaim Deed from Kathy Moctezuma and Juan Carlos Moctezuma, as tenants in common, dated June 15, 2018, recorded January 29, 2019, of record in Instrument No. 20190129-0008395, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy Moctezuma and Juan Carlos Moctezuma, as tenants in common, by Quitclaim deed from Kathy Moctezuma and Juan Carlos Moctezuma, Wife and Husband, dated October 20, 2017, recorded December 8, 2017, of record in Instrument No.: 20171208-0125339.

Being the same property conveyed to Kathy Moctezuma and Juan Carlos Moctezuma, Wife and Husband, by Warranty Deed from Christina Byrd, unmarried, dated August 29, 2017, recorded on September 1, 2017, of record in Instrument No.: 20170901-0090020, Register's Office for Davidson County, Tennessee.

This is an improved property known as 2949 Anderson Rd, Nashville, Tennessee 37217.

This conveyance is subject to all mortgages, plat restrictions, and taxes for the year 2023 and subsequent years.

IN WITNESS WHEREOF, Grantor executed this instrument on this the 28th day of March 2024.

KATHY ROXANA SILVA, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named KATHY ROXANA SILVA, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th_day of March 2024.

Notary Public

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 01/4/2027

Certificate of Authenticity

I, Kathy Roxana Silva, do hereby make oath that I am 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 March 28, 2024.

Affiant Signature

3/28/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of March 2024.

Notary's Signature

My Commission Expires: 10/4/2027
Date

Notary's Seal (if on paper)

