Karen Johnson Davidson County
Batch # 1124503 DEEDQC
04/18/2024 02:18:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240418-0027915

THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes, Esq.
222 2nd Avenue North, Ste. 220
Nashville, Tennessee 37201
(615) 248-7854

QUITCLAIM DEED

FROM: **Ana Amaya**

TO: **Santiago Amaya**

Tax/Map ID & Parcel:
119-6-346

Address New Owner as follows:
Santiago Amaya
23B Lutie Street
Nashville, TN 37210

Send Tax Bills To:
Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that **Ana Amaya**, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Santiago Amaya**, his heirs, successors, and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Property address: 23A & 23B Lutie Street, Nashville, TN 37211.

LAND in Davidson County, Tennessee, being Lot No. 48 of Plan of Rosewood Estates Subdivision, Section II, of record in Plat Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot. Said lot No. 48 fronts 65 feet on the southerly margin of Lutie Street and runs back 198.41 feet on the easterly side lot line and 203.40 feet on the westerly side lot line to a line on the rear on which it measures 65.19 feet thereon.

BEING the same property conveyed to Santiago Amaya and wife Ana Amaya, by Warranty Deed from Mukul R. Banerjee and wife, Gita Banerjee, dated 08/07/2002 and recorded in Instrument No.

20020820-01005363, Register's Officer for Davidson County, Tennessee.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 7 day of March 2024.

Ana Amaya

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named, **Ana Amaya**, with whom I am personally acquainted, or provided adequate identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of March 2024.

NOTARY PUBLIC

CARMEN MORALES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 06, 2026

My Commission Expires: 07/06/2026