This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22629-DJ

Karen Johnson Davidson County
Batch# 1141209 DEEDQC
05/31/2024 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240531-0040514

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30 day of May, 2024.

Notary Public
My Commission Expires: 9-21-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maira Fernanda Cano Avila 417 Jessie Drive Nashville TN 37211	New Owner	133-12-0-324

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Maira Fernanda Cano Avila, unmarried** ("Grantor") does hereby quitclaim and convey unto **Maira Fernanda Cano Avila, unmarried, Victor Martel Cano Montes and MA Eugenia Avila Martinez, husband and wife, all as joint tenants with rights of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 12, Section One, Addition to Greenwood Hills, according to survey and plat of same appearing of record in Book 4955, page 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Together with Avigation Easement and Contract of record in Book 8743, page 947; as re-recorded in Book 8865, page 932, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maira Fernanda Cano Avila, unmarried, by Warranty Deed from Tarik Hussein, unmarried, dated May 30, 2024, of record in Instrument No. 202405310040512, in the Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **417 Jessie Drive, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of May, 2024.

GRANTOR:

Maira Fern Cano-Avila
Maira Fernanda Cano Avila

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maira Fernanda Cano Avila the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30 day of May, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 5/30/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 5/30/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th **day of** May, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

