This instrument prepared by:
David H. Luhn, Attorney
NORTON & LUHN PC
310 N. Forest Park Blvd.
Knoxville, TN 37919

Owner/Responsible Tax Payer:
Marcos Fernandez and Diana Izquierdo
2434 Ancient Oak Lane
Knoxville, Tennessee 37931
Parcel ID No. 135-1-0A-007.00

Karen Johnson Davidson County
Batch # 1151567 DEEDQC
06/27/2024 08:32:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240627-0048161

QUIT CLAIM DEED

THIS INDENTURE, made this 25th day of June, 2024, between Marcos Fernandez, party of the first part, and Diana Izquierdo, party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and No/100 ($10.00) to him in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUIT-CLAIMED, and does hereby bargain, sell, remise, release, and QUIT-CLAIM unto the said party of the second part so much of his interest in such manner as will create a tenancy by the entirety in and to the following described premises, to wit:

Street Address: 2013 Nashboro Blvd
Parcel ID: 135-1-0A-007.00

Unit 2013 and Garage Space 2013G, NASHBORO VILLAGE TWELVE CONDOMINIUMS, as established under Master Deed of record in Book 4827, Page 30, amended at Book 6153, Page 252 and at Instrument No. 20090603-0051209 and shown in Plat of record in Plat Book 4675, Page 121, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

BEING the same property conveyed to Marcos Fernandez by Deed dated January 5, 2018, of record as instrument number 20180109-0002855, in the Register's Office for Davidson County, Tennessee.

The property description herein is the same as contained in the previous deed of record.

Said premises is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said Marcos Fernandez and wife, Diana Izquierdo, so that the entire property, upon the death of either, will pass to the other.

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR SURVEY. THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE TITLE TO THE PREMISES OR THE ACCURACY OF THE PROPERTY DESCRIPTION.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and seal the day and year first above written.

Marcos Fernandez

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before the undersigned authority, a Notary Public in and for said County and State, Marcos Fernandez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at office this the 25th day of June, 2024.

Notary Public
My Commission Expires: 8-23-2026

Jessica Gay
STATE OF TENNESSEE NOTARY PUBLIC
County of Anderson

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(i)(a).
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