QUITCLAIM DEED



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
Subscribed and sworn before me this the 7th day of September 2024

Affiant

NOTARY PUBLIC
My commission expires: 06/22/2026

THIS INSTRUMENT WAS PREPARED BY: CHRISTINA LEE SPRINGER TERAN, 1404 Shelton Ave, Nashville, TN 37216 (419) 450-2243

NEW OWNER	SEND TAX BILL TO:	MAP & PARCEL
CHRISTINA LEE SPRINGER TERAN	SAME	072 07 0 252.0
1404 SHELTON AVE		
NASHVILLE, TN 37216		

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between CHRISTINA LEE SPRINGER TERAN and ADELWIS ANTONIO TERAN GOMEZ. For the purpose of conveying all my right, title, and interest in the subject real property to CHRISTINA LEE SPRINGER TERAN, I, ADELWIS ANTONIO TERAN GOMEZ, hereinafter referred to as Grantor, by these presents do hereby quitclaim, transfer, and convey all my right, title, equity, and interest unto CHRISTINA LEE SPRINGER TERAN, hereinafter referred to as Grantee, her successors, and assigns, all of my right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3 of Block B on the Plan of Inglewood Golf Club Estates of record in Plat Book 843, Page 98, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 60 feet on the southerly side of Shelton Avenue and runs back between lines, 181 feet on the westerly line and 178 feet on the easter line, to a deadline and measures 60 feet thereon.

Being the same property conveyed to Christina Lee (Leitzen) Springer and Adelwis Antonio Teran, by a quitclaim deed from Christina Lee (Leitzen) Springer of Record instrument #2019075-0065678 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

This is the same description as in the previous deed of record.

This is improved property know as: **1404 SHELTON AVE, NASHVILLE, TN 37216.**

Karen Johnson
Batch # 1179342
09/09/2024 03:41:50 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240909-0069420

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

Witness my hand this 7th day of September 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ADELWIS ANTONIO TERAN GOMEZ – Grantor's signature

CHRISTINA LEE SPRINGER TERAN – Grantee's signature

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within name **ADELWIS ANTONIO TERAN GOMEZ,** the Grantor, and **CHRISTINA LEE SPRINGER TERAN**, the Grantee, 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 at Nashville, Tennessee, this 7th day of September 2024.

TATIANA ESMERALDA FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC SIGNATURE

Tatiana Esmeralda Figueroa

NOTARY PUBLIC NAME

My commission expires: 04/22/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1
, **Affiant**
Subscribed and sworn before me this the
9 **Day of** September, 2024.
J. Rivera, **Deputy Register**