QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Karen Johnson Davidson County
Batch# 1219992 DEEDQC
12/26/2024 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241226-0099806

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 TH DAY OF Dec, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

THIS DEED WAS PREPARED WITH INFORMATION PROVIDED BY THE PARTIES AND NOT BY TITLE SEARCH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yanira Izaguirre Rafael Ajualip Jarison Rafael Izaguirre Garcia	Same	**MAP & PARCEL** 051 01 0 017.00
906 Due West Avenue Madison, TN 37115	Same	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARBIN IZAGUIRRE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **JARISON RAFAEL IZAGUIRRE GARCIA**, HEREINAFTER CALLED GRANTEE, my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, HIS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot Number 23, and part of 24 on the Plan of Due West Valley Acres, not of record, property described in Deed Book 4156, page 225, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl and Co., dated July 7, 1983 as follows:

Beginning at a point in the northerly margin of Due West Avenue North, said point being 10 feet from the easterly margin of Lot No. 23; thence north 357.5 feet to a point; thence westerly 10 feet to a point; thence northerly 142.5 feet to a point; thence westerly 93.7 feet to a point; thence southerly 500 feet to a point, said point being the northerly margin of Due West Avenue North; thence 103.7 feet to the point of beginning.

Being the same property conveyed to Yanira Izaguirre, Marbin Izaguirre and Rafael Ajualip by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, of record in Instrument No. 20131223-0129118 Register's Office for Davidson County, Tennessee, dated December 13, 2013and recorded on December 23, 2013.

This is improved property located at 906 Due West Avenue, Madison, Davidson County, Tennessee.

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

Witness my/our hand(s) this 21th day of December 2024.

GRANTOR:

Marbin Izaguirre

Marbin Izaguirre

STATE OF TENNESSEE)
COUNTY OF)

On this the 21 day of December, 2024, before me personally appeared Marbin Izaguirre, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 3-3-25

MARY KATHERINE FRISKICS-WARREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2025

Certificate of Authenticity

I, Barbara McGinty, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-23-2024.

Date

Affiant Signature

12-23-2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23RD day of December, 2024.

Notary's Signature

My Commission Expires: 3/1/2025
Date

Notary's Seal (if on paper)

