Name and Address of New Owner:
Luis Gilberto Molina
209 Whorley Drive
Nashville TN 37217

Send Tax Bills To:
same

Karen Johnson Davidson County
Batch# 1239586 DEEDQC
02/21/2025 11:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250221-0012984

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 150 01 0 077.00 and 148 10 0 127.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Luis Gilberto Molina,** "the Grantor," convey and quitclaim unto **Luis Gilberto Molina and spouse, Vanessa Fuentes Giron** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Property A:148 10 0 127.00
Land in Davidson County, Tennessee
Being Lot No.100 on the Plan of Blanchard Heights of record in Plat Book 2663, page 62 and 63 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Said Lot No 100 fronts 94.54 feet on the East side of Creekside Drive and runs back 121 feet on the South line and 230 feet on the North line to a dead line in the rear on which it measures 174.88 feet and said dead line being a broken line.

Being the same property conveyed deed of record as Instrument No 20200817-0092211, said Register's Office.

Property B: 150 01 0 077.00
Land in Davidson County, Tennessee
Being Lot No.258 on the Plan of Edge O Lake Subdivision, Section 3, of record in Plat Book 3600, page 82 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed deed of record as Instrument No 20200121-0007453, said Register's Office.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on 21 day of Feb, ~~2024.~~ 2025

(SEAL)

Luis Gilberto Molina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of Feb, 2025, before me personally appeared **Luis Gilberto Molina** , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of Feb, 2025.

Notary Signature
My commission expires: 4/20/27
:

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

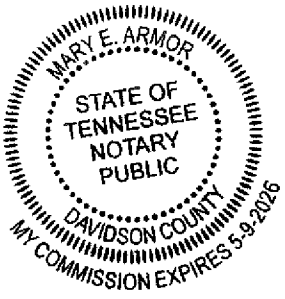
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of February, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 2/21/2025 (date of document)

Regina Sullo

Affiant Signature

February 21, 2025

Date

State Of TN

County of Davidson

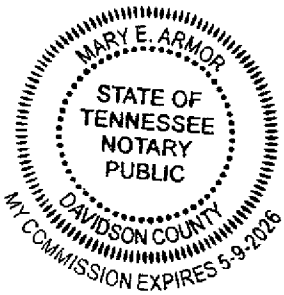
Sworn and subscribed before me this 21 day of February, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202502210012984