Karen Johnson Davidson County
Batch# 1264380 DEEDQC
04/24/2025 09:10:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250424-0031459

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Jose Felipe Nunez and Yvette Darielle Phinder, Co-Trustees Nunez-Phinder Revocable Living Trust 6345 Torrington Road Nashville, TN 37215	New Owner	07211015500

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Jose Nunez and Yvette Nunez, husband and wife**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Jose Felipe Nunez and Yvette Darielle Phinder, Co-Trustees, Nunez-Phinder Family Revocable Living Trust Agreement dated April 23, 2025** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Land in Davidson County, Tennessee, being all of Lot No. 181, on the Plan of Subdivision of the Waters Place on Maxey Lane, of Record in Plat Book 332, Page 136-137, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to **Jose Nunez and Yvette Nunez**, by Warranty Deed dated November 26, 2013, from **Fannie L. Scruggs**, recorded in Instrument No. 20131203-0122908, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1611 Litton Avenue, Nashville, TN 37216.**

Jose Nunez and **Jose Felipe Nunez** are one and the same person.

Yvette Nunez and **Yvette Darielle Phinder** are one and the same person.

(Legal description from prior deed of record).

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 23rd day of April 2025.

Jose Nunez

Yvette Nunez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Jose Nunez**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Yvette Nunez**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

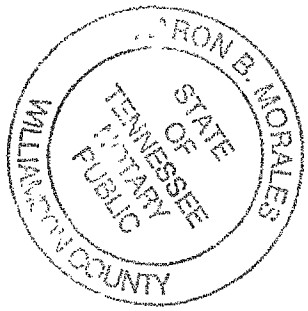
The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 23rd day of April 2025.

Notary Public

My Commission Expires:
12/13/27



Certificate of Authenticity

I, **Aaron B. Morales**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for recordation herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 23, 2025.

Affiant Signature

April 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of April 2025.

Notary's Signature

My Commission Expires: 8/19/28

Notary's Seal:

