THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED RETURN TO:
Bryan K. Smith, Attorney
Pietrangelo Smith PLC
International Place - Tower II
6410 Poplar Avenue, Suite 710
Memphis, Tennessee 38119

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Karen Johnson Davidson County
Batch# 471774 DEEDQC
09/08/2020 02:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200908-0102125

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 1st day of May, 2020 by and between **Martin Ramos**, married, Grantor, and **Arlette Ramos Verastegui,** unmarried, Grantee.

WITNESSETH, that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey, remise, release and quit claim unto the Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 149, on the Plan of Section Three, Asheford Crossing of record in Plat Book 9700, Page 545, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> This being the same property conveyed to the Grantor herein by special warranty deed of record at Instrument Number 20041011-0122273 in the Register's Office of Davidson County, Tennessee, and neither the Grantor nor his spouse have ever resided in the property.

The word "party" as used herein means "parties" if more than one person or entity be referred to, and pronouns are to be construed according in their proper gender and number according to the context hereof.

Martin Ramos

Martin Ramos

STATE OF Texas
COUNTY OF Potter

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Martin Ramos, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who, being first duly sworn, acknowledged that he executed the same for the purposes therein contained as his free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of ~~May~~ August, 2020.

DARCI DARBY
Notary Public, State Of Texas
Notary ID #629678-7
My Commission Expires 06-12-2023

Notary Public

My Commission expires: 6/12/2023

(FOR RECORDING DATA ONLY)

Property Address:
5720 Murphywood Crossing
Antioch, TN 37013

Mail Tax Bills to Property Owner:
Arlette Ramos Verastegui
1021 Brittain Downs Dr.
Nolensville, TN 37135-9586

Tax Parcel Number:
164-13-0-159.00

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me this the 7th day of August 2020.

8-7-20

Notary Public

My Commission Expires: _____

EBRAM THABET
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires
August 22, 2022

Certificate of Authenticity

I, **Cathy E. Peek**, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cathy E. Peek

Name: **Cathy E. Peek**
Title: **Authorized Agent**

STATE OF Texas
COUNTY OF **Potter**

Witness my hand and official seal.

Darci Darby

Notary Public: **Darci Darby**
My Commission Expires: **06/12/2023**
Commission #: **629678-7**
Phone #: 8064683357

