Karen Johnson Davidson County
Batch# 570506 DEEDQC
02/08/2021 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210208-0017975

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2021

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Maria Elena Zarate Verber and Ma C. Zarate De Herrera	OWNER	Map: 15007029700
(NAME) 712 Vanguard Place	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA ELENA ZARATE VERBER, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIA ELENA ZARATE VERBER, AN UNMARRIED WOMAN, A 90% INTEREST AND MA C. ZARATE DE HERRERA, MARRIED, A 10% INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 41A Zone Lot Division, Lot No. 41, Lakeshore Woods, Section Three, as of record in Book 5200, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Maria Elena Zarate Verber, an unmarried woman, by deed from Monica Zarate Cabello, an unmarried woman, of record in Instrument No. 20180209-0013366, dated February 5, 2018, see also Special Warranty Deed of record in Instrument No. 20121018-0095616, Register's Office for said County.

This is improved property, known as 3370 Oak Trees Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 8th day of February, 2021.

Maria Elena Zarate Verber

Maria Elena Zarate Verber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Elena Zarate Verber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of February, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, do hereby make 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

