THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Suite 130** **Nashville, Tennessee 37215** **File No. 210233650**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. _____ Affiant Subscribed and sworn to before me, this 22nd day of March, 2021 _____ Notary Public My Commission Expires: _

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 602209 DEEDQC
03/29/2021 10:35:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210329-0040682

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
German M. Baratto-Callejas 2165 Blake Drive Antioch, TN 37013	New Owner	173 11 0A 104.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **German M. Baratto and Marielena Ramos, as husband and wife,** (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey to **German M. Baratto-Callejas and Marielena Ramos, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 83, Section 3, Stanford Village, as shown on plat of record in Instrument No. 20011217-0139079, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to German M. Barratto and Marielena Ramos, as husband and wife, by Warranty Deed from Jeffrey S. Bourque and Kelly Bourque, husband and wife, of record in Instrument No. 20130409-0034996, in the Register's Office of Davidson County, Tennessee, dated April 5, 2013 and recorded on April 9, 2013. Also see Scrivener's Affidavit of record in Instrument No. 20130426-0041556, Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of March, 2021.

German M. Baratto

Marielena Ramos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named German M. Baratto and Marielena Ramos, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of March, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Public
My Commission Expires: _____