Karen Johnson Davidson County
Batch# 649988 DEEDQC
06/04/2021 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210604-0075270

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mario Cortez, an unmarreid person and Xenia Aleman Membreno, an unmarried person** ("Grantors"), unmarried person, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Xenia Aleman Membreno, an unmarried person,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Section One, Lakewood Village, of record in Book 9700, Page 555, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mario Cortez, an unmarried person and Xenia Aleman Membreno, an unmarried person, by virtue of that certain Warranty Deed dated May 24, 2005, and being of record at Instrument No. 20050602-0062689 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20050602-0062689** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 27th day of **May, 2021.**

Mario Cortez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 27th day of **May, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Xenia Aleman Membreno,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of **May, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Xenia Aleman Membreno
AFFIANT

SUBSCRIBED AND SWORN before me this the 27th day of **May, 2021.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1901 Port James Cir., Antioch, TN 37013**
TAX PARCEL NO.:	**165090A00500DCO**
PROPERTY OWNER:	**Xenia Aleman Membreno,**
OWNER'S ADDRESS:	**1901 Port James Cir., Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owner at Property Address**

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature

State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022