DJ

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055

Karen Johnson Davidson County
Batch# 679431 DEEDQC
07/19/2021 01:51:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210719-0096724

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

PURSUANT TO THE MARTIAL DISSOLUTION AGREEMENT, filed April 13, 2021, in the Chancery Court of Dickson County, Tennessee, I, BENITO VARGAS VALDIVIA, unmarried, convey and quitclaim unto MARIA ANGELES MUNIZ-ASTACIO, unmarried, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Final Plat Section One, The Preserve at Old Hickory "Cluster Lot Subdivision", of record in Plat at Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee,, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Benito Vargas Valdivia and wife, Maria Angeles Muniz-Astacio by deed from Antoine J. Ragland, a married man, of record in Instrument No. 20190422-0036691, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 1113 Shallowbrook Trail South, Antioch, TN 37013.

IN TESTIMONY WHEREOF, BENITO VARGAS VALDIVIA, has hereunto set his signature on this 9th day of April, 2021.

Benito Vargas Valdivia
BENITO VARGAS VALDIVIA

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BENITO VARGAS VALDIVIA, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM EXPIRES 10/19/2024
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this conveyance is made pursuant to a domestic settlement decree and/or a domestic decree and/or an adjustment of property rights between divorcing parties, and thus is exempt from taxation under T.C.A. § 67-4-409.

— Benito Vargas Valdivia
AFFIANT

Subscribed and sworn before me this 9th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM EXPIRES 10/19/2024
COUNTY OF DICKSON

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Map & Parcel:
175 06 0A 039.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
MARIA ANGELES MUNIZ-ASTACIO
1113 SHALLOWBROOK TRAIL SOUTH
ANTIOCH, TN 37013