THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 6th day of July, 2021.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Johnson Davidson County
Batch# 686394 DEEDQC
07/29/2021 10:54:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210729-0102046

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Maya Chavez 103 Okee Trail Antioch, TN 37013	New Owner	149-06-0A-103.00-CO

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, **Guadalupe Chavez, Jr., a married man,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Maya Chavez, an unmarried woman,** her heirs and assigns, all of his 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 Unit No. 103 on the Plan of Chinquapin, Phase I, Site Plan of record in Plat Book 6900, Page 117 and Book 6900, Page 358, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maya Chavez, a single woman and, Guadalupe Chavez, a married man, as joint Tenants by Warranty deed from Robert O'Brien and Meghan O'Brien, husband and wife of record in Instrument No. 20180917-0091919 Register's Office for Davidson County, Tennessee, dated September 11, 2018 and recorded on September 17, 2018. Being also known as 103 Okee Trail 103 Antioch, Tennessee 37013.

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 unencumbered, except for 2021 taxes that are not yet due and payable, as well as any 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 6th day of July, 2021.

Guadalupe Chavez, Jr.

STATE OF TEXAS)

COUNTY OF HARRIS)

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

Witness my hand and official seal at office, this 6th day of July, 2021.

AMBER Z KILGORE
Notary ID #10063389
My Commission Expires
February 2, 2023

Notary Public
My Commission Expires: 2/02/2023