QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 706485 DEEDQC
08/30/2021 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210830-0116382

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Jameka Jones

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th Day of June 2021

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:

Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Consuelo Rios Bohorquez	Consuelo Rios Bohorquez	Map 87-13 Parcel 055
Consuelo Rios Bohorquez 18423 Snowdonia Dr. Land O Lakes Florida 34638	Consuelo Rios Bohorquez 18423 Snowdonia Dr. Land O Lakes Florida 34638	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Hugo Rios and wife, Angela Rios, hereinafter referred to as Grantor(s), hereby quitclaim to Consuelo Rios Bohorquez , unmarried, heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in DAVIDSON County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Valley Grove Subdivision, Section 2, as of record in Book 5200, Page 489, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hugo Rios and wife, Angela Rios, by Warranty Deed from Dennis D. Adams and wife, Shirley C. Adams, of record in Book 11271, Page 429, in the Register's Office of DAVIDSON County, Tennessee, dated December 28th, 1998 and recorded on December 29th, 1998

This is improved property known as 4516-4518 Brooke Valley Drive, Hermitage, TN 37076.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED BY INFORMATION PROVIDED BY THE PARTIES, NO TITLE SEARCH WAS PERFORMED ON SAID PROPERTY AND PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE INFORMATION HEREIN.

IN WITNESS WHEREOF, the said Hugo Rios and wife, Angela Rios have hereunto set their signatures, on this, the 7th of June 2021.

Hugo Rios

Angela Rios

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Hugo Rios, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2021.

Notary Public

My Commission Expires:

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

STATE OF Florida

COUNTY OF St. Lucie

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Angela Rios, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 of June, 2021.

Notary Public Callie Richter

My Commission Expires: April 21, 2023

CALLIE RICHTER
MY COMMISSION # GG 319533
EXPIRES: April 21, 2023
Bonded Thru Notary Public Underwriters

Certificate of Authenticity

I, Jamika Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/7/2021.

Date

Jamika Jones
Affiant Signature

8/27/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27TH day of AUGUST, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY