Karen Johnson Davidson County
Batch# 712838 DEEDQC
09/10/2021 11:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210910-0121483

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 North Broadway, Suite 900 St. Louis, MO 63102	Hermes S. Ramos Diaz & Bertha Jaurez Zaldivar 126 Stirton Road Nashville, TN 37210-5120

Order Number: BACREF21347308

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Hermes S. Ramos Diaz, a married person, who acquired title as a single man,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Hermes S. Ramos Diaz and Bertha Jaurez Zaldivar, married to each other, as joint tenants with rights of survivorship,** whose address is 126 Stirton Road, Nashville, TN 37210-5120, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 20 on the Plan of Crescent Heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hermes S. Ramos Diaz, a single man by Warranty Deed from Fritz Schubert Jr. and wife, Rebecca Schubert, dated April 19, 2005, recorded on April 25, 2005 as Instrument 20050425-0045674.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 11903004900
Street address of property: 126 Stirton Road, Nashville, TN 37210-5120

Prior Instrument Reference by which Grantor(s) acquired title: in Instrument No.

20050425-0045674, in the Recorder's Office, Davidson County, Tennessee.

Signed this 26th day of August, 2021.

Signature of Grantor

Hermes S Ramos DIAZ
Hermes S. Ramos Diaz

MATTHEW D. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES 2-23-2025

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 26th day of August, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Hermes S. Ramos Diaz*, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed. *a married person

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Matthew D Wells
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 126 Stirton Road, Nashville, TN 37210-5120
Tax Parcel: 11903004900

Oath of Consideration

I or we, Hermes S. Ramos Diaz & Bertha J Zaldivar, *the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 1.00 .

*married to eachother

Signed this 26TH day of August, 2021.

Signatures of Affiant(s):

Hermes S Ramos DIAZ x Bertha Juarez Zaldivar

Sworn and subscribed before me this 26TH day of August, 2021

Matthew Wells
Notary Public

MATTHEW D. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES 2-23-2025

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 8-25-21 (date of document).

Cheri Hackethal
Affiant Signature

09-08-2021
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 8th day of September, 2021.

Vernell Bowers
Notary's Signature

MY COMMISSION EXPIRES: April 19, 2023

NOTARY'S SEAL

VERNELL BOWERS
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 19, 2023
15634878

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 119 (BOOK) - 03 (MAP) - 0 049.00 (PARCEL) - ____ (SPLIT LETTER)

Does this sale include any parcels that are being split / divided?
Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? _____

Please list the additional parcels below (no more than four):

(1) _____ (3) _____

(2) _____ (4) _____

9. *FOR OFFICIAL USE ONLY: Buyer and Seller leave blank*

(a) County of Recordation: _____

(b) Docket & Page Number: _____

(c) Date of Recording: _____

(d) Fee / Recording Number: _____

Validation Codes:

(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY

Verify Primary Parcel in Item 1: _____ - _____ - _____ - ____

Use Code: **Full Cash Value: $**

2. SELLER'S NAME AND ADDRESS:
Herman S. Ramos Diaz
126 Stirton Road
Nashville, TN 37210-5120

3. (a) BUYER'S NAME AND ADDRESS:
Hermes S. Ramos Dias and Bertha Jurez Zaldivar
126 Stirton Road
Nashville, TN 37210-5120

(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: husband and wife

4. ADDRESS OF PROPERTY: 126 Stirton Road
Nashville, TN 37210-5120

5. MAIL TAX BILL TO:
Hermes S. Ramos Dias and Bertha Jurez Zaldivar
126 Stirton Road
Nashville, TN 37210-5120

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. ☐ Vacant Land
b. ☒ Single Family Residence
c. ☐ Condo or Townhouse
d. ☐ 2-4 Plex
e. ☐ Apartment Building
f. ☐ Commercial or Industrial Use
g. ☐ Agricultural
h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check **one** of the following:

☒ **To be occupied by owner or "family member."**
☐ **To be rented to someone other than "family member."**

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: ____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

10. TYPE OF DEED OR INSTRUMENT **(Check Only One Box):**

a. ☐ Warranty Deed
b. ☐ Special Warranty Deed
c. ☐ Joint Tenancy Deed
d. ☐ Contract or Agreement
e. ☒ Quit Claim Deed
f. ☐ Other:

11. **SALE PRICE:** $ 0 **00**

12. DATE OF SALE (Numeric Digits): 08/21 (Month / Year)
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: $ 0 **00**

14. METHOD OF FINANCING:

a. ☐ Cash **(100% of Sale Price)**
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☒ New loan(s) from financial institution:
(1) ☐ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☒ Other financing; Specify: Fannie Mae/Freddie Mac

15. PERSONAL PROPERTY *(see reverse side for definition)*:

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:
$ 0 **00** **AND**
briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Beth Nease, Stewart Title
500 N. Broadway, Suite 900
St. Louis, MO 63102 Phone 314-236-8676

18. LEGAL DESCRIPTION *(attach copy if necessary)*: Being Lot No. 20 on the Plan of Crescent heights, of record in Book 2331, Page 106, Register's Office for Davidson County, Tennessee.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Beth Nease, Stewart Title
Signature of Seller/Agent Beth Nease, Stewart Title

State of Missouri, County of St. Louis

Subscribed and sworn to before me on this 7th day of September 20 21

Notary Public Barbara A Basler-Peterson

Notary Expiration Date April 19, 2023

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
My Commission Expires: April 19, 2023
15545573

Beth Nease Stewart Title
Signature of Buyer/Agent Beth Nease, Stewart Title

State of Missouri, County of St. Louis

Subscribed and sworn to before me on this 7th day of September 20 21

Notary Public Barbara A Basler-Peterson

Notary Expiration Date April 19, 2023

BARBARA A BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve County
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