THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** Karen Johnson Davidson County Batch# 718566 **DEEDQC** 09/17/2021 10:00:35 AM 2 pgs Fees: $12.00 Taxes: $0.00 20210917-0125095	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 8th day of ~~August~~ September, 2021. Notary Public My Commission Expires: _____ MY COMMISSION EXPIRES DECEMBER 15, 2021

QUITCLAIM DEED

Address New Owner: Juan Fernando Loaiza and Giuliana Correa Brandao Loaiza 4716 Potomac Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: 171 03 0A 087.00

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, **Juan Loaiza, Also Known As Juan Loaiza-Delgado and Giuliana Loaiza, Also Known As Giuliana-Correa-Brandao-Loaiza,** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Juan Fernando Loaiza Delgado and Giuliana Correa Brandao Loaiza, husband and wife** their heirs and assigns, all of their 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 Lot No. 190 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 509, amended in Plat Book 7900, Page 749, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Juan Loaiza, Also Known As Juan Loaiza-Delgado and Giuliana Loaiza, Also Known As Giuliana-Correa-Brandao-Loaiza, by Warranty Deed from Robert W. Read, Jr. and Debra E. Read, Co-Trustees of the Read Joint Revocable Trust, created April 17, 2018, of record in Instrument No. 20210819-0112363, in the Register's Office of Davidson County, Tennessee.

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 16th day of ~~August~~ September 2021.

Juan Loaiza, Also Known As Juan Loaiza-Delgado

Giuliana Loaiza, Also Known As Giuliana-Correa-Brandao-Loaiza

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Juan Loaiza, Also Known As Juan Loaiza-Delgado and Giuliana Loaiza, Also Known As Giuliana-Correa-Brandao-Loaiza, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of August 2021.

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public
My Commission Expires: _____