Name and Address of New Owner:
Angel Rafael Gonzalez Ramos
808 Trailside Circle
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 722936 DEEDQC
09/23/2021 02:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210923-0128112

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 165130A05100CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mynor Alfonso Perez Gonzalez, an unmarried man and Angel Rafael Gonzalez Ramos, an unmarried man,** "the Grantor," convey and quitclaim unto **Angel Rafael Gonzalez Ramos, married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 395 on the Plan of Section Four, Peppertree Forest, a portion of Peppertree, Phase 1, P.U.D., of record in Plat Book 7900, Page 426, 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 Mynor Alfonso Perez Gonzalez, an unmarried man and Angel Rafael Gonzalez Ramos, an unmarried man by Quitclaim Deed from Mynor Alfonso Perez Gonzalez, an unmarried man dated September 1st 2020 and recorded September 17th 2020 of record in Instrument No. 20200917-0106365 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Mynor Alfonso Perez Gonzalez, an unmarried man by Warranty Deed from Alfonso Perez dated April 10th 2020 and recorded April 14th 2020 of record in Instrument No. 20200414-0039136 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Alfonso Perez by Warranty Deed from Amanda Dean, Trustee of 808 Trailside Circle Trust dated January 31, 2020, of record in Instrument No. 20200312-0027563, Register's Office for Davidson County, Tennessee, dated March 9, 2020 and recorded March 12, 2020. Also further being the same property conveyed to Daryl Harris. unmarried, by Warranty Deed from Judith Andrews, unmarried, of record in Instrument No. 2015 1 O 19-0 I 06 1 93 Register's Office for Davidson County, Tennessee, dated October 15, 2015 and recorded on October 1 9, 2015.

Improved property known as: 808 Trailside Circle, Antioch,TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 13th day of September, 2021.

Mynor Alfonso Perez Gonzalez

Angel Rafael Gonzalez Ramos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2021, before me personally appeared **Mynor Alfonso Perez Gonzalez** and **Angel Rafael Gonzalez Ramos**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of September, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

202109230128112

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/13/21 (date of document).

Connie Taylor
Affiant Signature

9/21/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY

