Name and Address of New Owner:
Gabriel A. Latorre
5009 Walden Woods Drive
Hermitage, TN 37076
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 728811 DEEDQC
10/01/2021 11:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132295

This Instrument Prepared By:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Map & Parcel No: 075-16-0A-014.00CO

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, **Gabriel A. Latorre, a married man,** "the Grantors," convey and quitclaim unto **Gabriel A. Latorre and Yor M. Alvarez, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of First Revision, Phase One, Walden Woods of record in Plat Book 9700, Page 909, 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 Gabriel A. Latorre, a married man, by Warranty Deed, from Andrea Melillo and Gaye H. Martin, both unmarried as joint tenants with right of survivorship, of record in Instrument No. 202110010132293, Register's Office for Davidson County, Tennessee.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 29th day of September, 2021.

_____(SEAL)
Gabriel A. Latorre

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Gabriel A. Latorre,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2021.

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

_____
Notary Signature
My commission expires:

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 $ **zero**, 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 WILLIAMSON

Sworn to and subscribed before me this 29th day of September, 2021.

_____
Notary Signature
My commission expires: 3.17.2024

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

Certificate of Authenticity

I, Russell T. McCann, 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 9/29/21.

Date

Affiant Signature

9/29/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of Sept, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON