Karen Johnson Davidson County
Batch# 748925 DEEDQC
11/03/2021 12:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211103-0147163

Name and Address of New Owner:
Jose E. Doss Trosty & Julia Cristina Gusman Romero
135 Jacksonian Dr.
Hermitage, TN 37076
Send Tax Bills To:
Jose E. Doss Trosty
same

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 074 08 0 212.00

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, **Jose E. Doss Trosty,** "the Grantor," convey and quitclaim unto **Jose E. Doss Trosty and Julia Cristina Gusman Romero, married,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1031, on the Plan of Hermitage Hills Subdivision, Section 10, as shown of record in Book 3600, page 50, Register's Office for Davidson County, Tennessee, to which said Plan reference is here made for a more complete description of said Lot.

Being the same property conveyed to Jose E. Doss Trosty by Warranty Deed from Dewey C. Slusher and wife, Barbara J. Slusher, recorded on _____ and of record in Instrument No. 20211103014716l Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Dewey C. Slusher and wife, Barbara J. Slusher by Warranty Deed from Johnson Homes, Inc., dated August 13, 1965, and of record in Book 3923, page 950, Register's Office for Davidson County, Tennessee. The said Dewey C. Slusher, (Sr.) Having died September 3, 2003, leaving his wife, Barbara J. Slusher as the surviving tenant by the entirety. Barbara J. Slusher having since re-married and is now known as Barbara L. Stallings. Barbara J. Slusher and Barbara J. Stallings, and Barbara H. Stallings being one and the same person.

Further being the same property conveyed to Barbara J. Stallings by deed from Barbara J. Slusher, married, nka Barbara J. Stallings on November 20, 2015, of record in Instrument No. 201511200117965, in the Register of Deeds Office for Davidson County, Tennessee.

This is improved property known as 135 Jacksonian Dr., Hermitage, TN 37076.

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 22nd day of October, 2021.

_____ (SEAL)
Jose E. Doss Trosty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of October, 2021, before me personally appeared Jose E. Doss Trosty, 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 22nd day of October, 2021.

_____
Notary Signature
My commission expires: 11/20/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 $ 0.00 . 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 22nd day of October, 2021.

_____
Notary Signature
My commission expires: 11/20/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202111030147163

Tennessee Certification of Electronic Document

I, John A Bell Jr, 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 OCT 22 2021 (date of document).

Affiant Signature

OCT 26 2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26 day of OCT, 2021.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/25