Karen Johnson Davidson County
Batch# 755312 DEEDQC
11/16/2021 08:18:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211116-0152087

This Instrument is prepared by:
Biltmore Title, LLC
2909 Old Fort Pkwy., Ste. 106
Murfreesboro TN 37128

QUITCLAIM DEED

Address of New Owner: Catherine M Lopez De Hernandez
Victor Monterrosa
Josue Elias Hernandez Lopez
4065 Calumet Drive
Antioch, TN, 37013

Send Tax Bills to: NEW OWNER

Map-Parcel: 150-14-0A-021.00-CO

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Catherine M Lopez De Hernandez, unmarried and Victor Monterrosa, unmarried,** does hereby quitclaim and transfer to **Catherine M Lopez De Hernandez, an unmarried woman, Victor Monterrosa, an unmarried man, and Josue Elias Hernandez Lopez, an unmarried man, joint tenants with rights of survivorship,** all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat, Calumet -Phase One of record in Plat Book 6900, Page 673, 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 Catherine M Lopez De Hernandez, unmarried, and Victor Monterrosa, unmarried, by Warranty Deed from Monica A. Walls and Melissa D. Montoya, Co-Trustees of the Walls Living Trust dated July 7, 2003, of record in Instrument No. 20211104-0147609, said Register's Office.

This instrument was prepared from information provided by the parties. No title examination or settlement has been performed. Preparer of this document makes no warranties as to title on the property herein contained.

This is improved property known as: 4065 Calumet Drive, Antioch, TN, 37013.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 9th day of November, 2021.

Catherine M Lopez De Hernandez

Victor Monterrosa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Catherine M Lopez De Hernandez and Victor Monterrosa, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 9th day of November, 2021.

Notary Public

My Commission expires: 8/22/22

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 9th day of November, 2021.

Notary Public

My Commission Expires: 8/22/22

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County