Karen Johnson Davidson County
Batch# 761440 DEEDQC
11/29/2021 09:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0156808

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Julio C. Rodriguez-Aracil, unmarried** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Ramon Martinez Ruiz,** unmarried, (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Being Lot Number 210 on the Plan of Colewood Acres, Section 3, of record in Plat Book 4175, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20060605-0065751** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 27 day of September **2021.**

Julio C. Rodriguez-Aracil

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public in and for said state and county, **Julio C. Rodriguez-Aracil,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of September, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Indefinite

EMBASSY OF THE UNITED STATES OF AMERICA TEGUCIGALPA

Ever Flores
Vice-Consul of the
United States of America
Tegucigalpa, Honduras

REPUBLIC OF HONDURAS
CENTRAL DISTRICT
CITY OF TEGUCIGALPA
EMBASSY OF THE UNITED
STATES OF AMERICA

For recording information only

~~STATE OF TENNESSEE~~
~~COUNTY OF~~ _____

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 27 day of September, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: Indefinite

Ever Flores
Vice-Consul of the
United States of America
Tegucigalpa, Honduras

PROPERTY ADDRESS: **103 Colemont Court**
Antioch, TN 37013

TAX PARCEL NO.: 162 02 0 177.00

PROPERTY OWNER: **Ramon Martinez Ruiz**
OWNER'S ADDRESS: **103 Colemont Court**
Antioch, TN 37013

MAIL TAX BILLS TO: New Owner at Property Address

Certificate of Authenticity

I, Holly A Mason, 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 9/27/21.

Affiant Signature

11/17/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17th day of November, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-22