Karen Johnson Davidson County
Batch# 761591 DEEDQC
11/29/2021 11:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211129-0157050

Name and Address of New Owner:
Liborio Lozano Jimenez
2987 Baby Ruth Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 16311001100

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, **Abigail Lozano,** "the Grantor," convey and quitclaim unto **Liborio Lozano Jimenez,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Baby Ruth Lane Estates, Section Two, of record in Plat Book 11190, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to Liborio Lozano Jimenez and Abigail Lozano, husband and wife by Warranty Deed from Diana Lynn Crawford, Trustee of the Marjorie Madilene Hall Irrevocable Trust Dated July 23, 2014 dated June 18th 2015 and recorded June 22nd 2015 of record in Instrument No. 20150622-0059512 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2987 Baby Ruth Lane, 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 7 day of September, 2021.

_____(SEAL)
Abigail Lozano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7 day of September, 2021, before me personally appeared **Abigail Lozano**, 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 7 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 $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 7 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

202111290157050

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 9.7.21 (date of document).

Connie Taylor
Affiant Signature

9.7.2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

