Karen Johnson Davidson County
Batch# 779206 DEEDQC
12/23/2021 10:52:56 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20211223-0169716

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 Perla Salas B, Affiant
Subscribed and sworn before me this the
23 Day of December, 2021.
Brabicures, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY Perla Salas Balcazar
AND WHEN RECORDED MAIL TO: Send Tax Bills To:
Perla Salas Balcazar, Grantee(s)
4586 Artelia Dr
Antioch, TN 37013
Consideration: $ No consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 148080086000
PREPARED BY: Perla Salas Balcazar certifies herein that he or she has prepared this Deed.

Perla Salas B. 12-23-2021
Signature of Preparer Date of Preparation

Perla Salas Balcazar
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 12-23-2021 in the County of Davidson, State of Tennessee by Grantor(s), Joaquin Aaron Porras Ramirez, whose post office address is 414 Ty Cobb CV Lavergne TN 37086, to Grantee(s), Perla Salas Balcazar, whose post office address is 4586 Artelia Dr Antioch, TN 37013,

WITNESSETH, that the said Grantor(s), Joaquin Aaron Porras Ramirez, for good consideration and for the sum of zero dollares ($ 0.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Joaquin A Porras 12/23/21
Signature of Grantor

Signature of Second Grantor (if applicable)

Joaquin A. Porras 12/23/21
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Blu Lee 12/23/21
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Blanca Carbeco 12/23/21
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Perla Salas B. 12/23/21
Signature of Grantee

Signature of Second Grantee (if applicable)

Perla Salas Balcazar 12/23/21
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Blu Lee
Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Blanca Carbeco
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On December 23, 2021, before me, Presley M Brown, a notary public in and for said state, personally appeared, Joaquin Ramirez

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Presley M Brown COMMISSION EXP. 1/3/2023

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID TN Driver's License

(Seal)

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On December 23rd, 2021, before me, Presley M Brown, a notary public in and for said state, personally appeared, Perla Salas Balcazar

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Presley M Brown. or COMMISSION Exp. 1/3/2023

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID TN Driver's License

(Seal)

PRESLEY M BROWN NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Exhibit "A"

Being Lot No. 34 on the Plan of Section 1, Oakwood Terrace, of record in Book 4460, Page 54 & 55, Register's office for Davidson County, TN, to which plan reference is hereby made for a more complete and detailed discription.

For source of title reference in made to Book 11074 page 100, Register's office for Davidson County, TN.
Instrument # 20070719-0086081

This conveyance is subject to any and all existing easements restrictions, zoning regulations and building setback lines, recorded or unrecorded.

Subject to restrictions filed of record in Book 4559, Page 72, Register's office for Davidson County, TN.