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

Karen Johnson Davidson County
Batch# 780916 DEEDQC
12/29/2021 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211229-0170927

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, **Nancy R. Ledezma** ("Grantors"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Gumercindo B. Cepeda,** (Grantee), unmarried, all of our rights, title, and interests in the following described real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 364 ON THE PLAN OF SECTION 5, PEPPERTREE FOREST, P.U.D. AS OF RECORD IN PLAT BOOK 7900, PAGE 499. REGISTER'S OFFICE FOR SAID DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS 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.

Grantors' conveyance is intended to transfer any and all marital interest she may have in the above described property as the former spouse of Gumercindo B. Cepeda.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20150825-0085767 in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 16 day of **December, 2021.**

Nancy R. Ledezma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Nancy R. Ledezma**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16 day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-8-22

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 16th day of **December, 2021.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**617 N Stonegate Dr.** **Antioch, TN 37013**
TAX PARCEL NO.:	165130A02400CO
PROPERTY OWNER: OWNER'S ADDRESS:	**Gumercindo B. Cepeda** **617 N Stonegate Drive** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Gumercindo B. Cepeda** **617 N Stonegate Drive** **Antioch, TN 37013**

Certificate of Authenticity

I, Elissa Schmidt, 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 12-17-21.

Elissa Schmidt
Affiant Signature

12-17-21
Date

State of TN
County of Davidson

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

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY