Karen Johnson Davidson County
Batch# 783345 DEEDQC
01/03/2022 02:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220103-0000666

Name and Address of New Owner:
Marely A. Torres
905 Back Water Circle,
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: 006K-D-009.00

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, **Sindy Y. Carballo Hernandez,** "the Grantor," convey and quitclaim unto **Marely A. Torres** "the Grantees," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot 173, South Shore, Section 1, Phase 2, as shown on Plat of record in Instrument No. 20050210-0015592, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Marely A. Torres, an unmarried woman and Sindy Y. Carballo Hernandez, an unmarried woman by Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation dated April 28th 2017 and recorded May 3rd 2017 of record in Instrument No. 20170503-0043405 in the Register's Office for Davidson County, Tennessee.

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).

This is improved property known as 905 Back Water Circle, Antioch, TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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 29 day of October, 2021.

Sindy Y. Carballo Hernandez (SEAL)
Sindy Y. Carballo Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29 day of October, 2021, before me personally appeared **Sindy Y. Carballo Hernandez,** 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 29 day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11.8.21

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.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29 day of October, 2021.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

Notary Signature
My commission expires: 11.8.21

202201030000666

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 10.29.21 (date of document).

Connie Taylor
Affiant Signature

10.29.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

