QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/24/23
(AFFIX SEAL)

KAMETHA COFFMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

File No.:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alma Rosa Robles Rodriguez	**Same**	176-05-000500
(NAME) **4901 Hickory Woods East**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alma Rosa Robles aka Alma Rosa Robles Rodriguez, an unmarried woman, and Sylvia H. Guzman Guerrero, an unmarried woman, as Joint Tenants,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Alma Rosa Robles Rodriguez, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND, TO WIT:

Described property in Davidson County, Tennessee, being all of Lot No. 80, on the plan of Hickory Woods East, Section 1, according to plat and survey appearing of record in Plat Book 6900, page 512, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Thadeus Ragan, unmarried, by deed from Shannon 0. Bible, married, dated June 30. 2006, appearing of record in Instrument No. 20060710-0082722, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 7422, page 235, Book 7422, page 298 and Book 7422, page 304; By-Laws of record in Book 7932, page 648; TVA Easement of record in Book 437, page 39; Easement to Nashville Gas Company of record in Book 5909, page 915; and to any and all matters shown on said plat and survey of record in Plat Book 6900, page 510; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Being the same property conveyed to Alma Rosa Robles, an unmarried woman, and Sylvia H. Guzman Guerrero, an unmarried woman, as Joint Tenants by Warranty Deed from Thadeus Ragan, unmarried, of record in Instrument No. 20171213-0127187, Register's Office for Davidson County, Tennessee, dated December 11, 2017 and recorded on December 13, 2017.

This is ( ) **unimproved** (X) **improved** property known as: 4901 Hickory Woods East, Antioch, Tennessee 37013
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 24 day of Jan, 2022.

Karen Johnson Davidson County
Batch# 800748 DEEDQC
02/04/2022 02:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220204-0013466

Alma R. Robles R

Alma Rosa Robles Rodriguez

STATE OF TN
COUNTY OF Davidson

Personally appeared before me Kanetha Coffman, a Notary Public of this county, **Alma Rosa Robles Rodriguez**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of Jan, 2022.

Notary Public

My Commission Expires: 6/20/23
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Sylvia H. Guzman Guerrero

STATE OF TN
COUNTY OF Davidson

Personally appeared before me Kanetha Coffman, a Notary Public of this county, **Sylvia H. Guzman Guerrero**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 day of Jan, 2022.

Notary Public

My Commission Expires: 6/20/23
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-24, 2022.

Affiant
Date: January 24, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY