THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

***This instrument was prepared using information by the parties- No warranty from the Scrivener is made**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Karen Johnson Davidson County
Batch# 811155 DEEDQC
02/24/2022 01:37:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220224-0021304

TAYLOR HUBBARD NOTARY PUBLIC TENNESSEE My Comm Exp. 10/26/25 COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 24th day of February, 2022.

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows:
Teresa de Jesus Ponce Vazquez
203 Bonnavue Drive
Hermitage, TN 37076

Send Tax Bills To:
SAME

Map-Parcel:
075-09-0-168.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Bryan Francisco Marchena,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Teresa de Jesus Ponce Vazquez,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 948, Section Eight, Hermitage Hills, as shown on plat of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Raymond B. Desmarais and wife, Dorothy W. Desmarais, by Warranty Deed, from George A. Kreitner and wife, Mary W. Kreitner, of record in Book 4119, Page 470, Register's Office for Davidson County, Tennessee. Dorothy W. Desmarais having since died. Said property being further conveyed to Jose F. Marchena, by deed, from Raymond B. Desmarais, of record in Instrument No. 20000821-0082484, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Teresa de Jesus Ponce Vazquez, by Quitclaim Deed, from Jose Francisco Marchena-Arciniega, dated June 26, 2014, of record in Instrument No. 20170817-0084445, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Bryan Francisco Marchena, by Quitclaim Deed, from Teresa de Jesus Ponce Vazquez, dated October 31, 2017, of record in Instrument No. 20171101-0112077, Register's Office for Davidson County, Tennessee.

Said property having the street address of 203 Bonnavue Drive, Hermitage, TN 37076

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said party hereto have hereunto set their signature on this the 24th day of February, 2022.

Bryan Francisco Marchena

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Bryan Francisco Marchena,** with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office this 24th day of February, 2022.

Notary Public

My Commission Expires: _____

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON