Johnson Davidson County
Batch# 812644 DEEDQC
02/28/2022 03:23:32 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20220228-0022649

CAROLYN LEON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024

STATE OF: TENNESSEE)
COUNTY OF: DAVIDSON)
THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0.00 PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(4).
FURTHER AFFIANT SAYETH NAUGHT

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF February 2022

NOTARY PUBLIC My commission expires: 1-8-2024

CAROLYN LEON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	INSTRUMENT PREPARED BY:
Sergio G. Yanez 105 Kingston Ct Murfreesboro, TN 37127	Sergio G. Yanez 105 Kingston Ct Murfreesboro, TN 37127	H. David Kittrell, Esq. Community Law Group, PLLC 2604 Nolensville Pike, Ste. C Nashville, TN 37211

QUITCLAIM DEED

WHEREAS SERGIO G. YANEZ, CLAUDIA ALICIA YANEZ DE PALACIOS, GRACIELA BEATRIZ YANEZ-OLLE, SILVIA NELLY YANEZ DE ORTIZ, and MIRYAM SUSANA YANEZ-PREZA are the current owners of record of the property 4835 Cimarron Way, Antioch, TN 37013, more specifically described, *infra* (*hereinafter* "Property");

WHEREAS, the undersigned Party, GRACIELA BEATRIZ YANEZ-OLLE, desires to assign and quitclaim her full interest in the Property to: **SERGIO G. YANEZ**; and

NOW, THEREFORE:

FOR AND IN CONSIDERATION of the sum of 10 and No/100 Dollars ($10.00) and other valuable consideration, **GRACIELA BEATRIZ YANEZ-OLLE**, by these presents, has bargained, sold and does hereby convey, remise, release and forever quitclaim unto **SERGIO G. YANEZ**, his successors and assigns, her entire right, title and interest in and to the following described tract of land:

LAND in Davidson County, Tennessee, being Lot No. 168 on the plan of Apache Hills Subdivision, Section III, as of record in Book 4175, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SERGIO G. YANEZ and MARIA E. SORUCO, by quitclaim deed from MARIA E. SORUCO, unmarried, signed on 21 February 2018 and recorded on 23 February 2018 and of record in Instrument Number 20180223-0017312, Register's Office for Davidson County, Tennessee.

This is improved Property more commonly known as: 4835 Cimarron Way, Antioch, TN 37013.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this ___ day of _____, 202_.

GRACIELA BEATRIZ YANEZ-OLLE

SALTA LEGALIZACIONES COLEGIO DE ESCRIBANOS

B/S Nº [redacted]

SALTA [redacted]

EMILIANO JOSÉ GÁLVEZ
ESCRIBANO
REGISTRO 50 SALTA

GALVEZ
SALTA

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **GRACIELA BEATRIZ YANEZ-OLLE**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this __ day of _____, 202_.

_____
NOTARY PUBLIC
My Commission Expires: _____

Seal

JA/S N° [redacted]
SALTA [redacted]

EMILIANO JOSÉ GÁLVEZ
ESCRIBANO
SALTA

This attorney prepared this Deed without the benefit of a title examination and solely with the information provided him by the Parties; this attorney assumes no responsibility for the accuracy of the legal description or the status of the title to the Property

FOJA DE ACTUACION ESPECIAL PARA CERTIFICACION DE FIRMAS

2004-0000837953

D 00837953
CE CE OC TR SI NU CI TR

En la ciudad y provincia de Salta, República Argentina, a los veintinueve días del mes de Diciembre del año dos mil veintiuno.----------

En mi carácter de Escribano: Titular del Registro Notarial número cincuenta ----------

Escribano: EMILIANO JOSE GALVEZ.----------

Certifico: Primero: Que la/s firma/ s que obra/n en el documento que ligo con esta foja: Quitclaim Deed (Escritura de Renuncia), es/son auténticas de la/s persona/s cuyo/s nombre/s y Documento/s de Identidad se mencionan a continuación, señor/es: **Graciela Beatriz YAÑEZ**, Documento Nacional de Identidad número 18.230.557.----------

Se deja constancia que las personas cuya firma se certifica justifican su identidad con la exhibición de los documentos individualizados, de conformidad con el inciso a) del Artículo 306 del Código Civil.----------

Segundo: Que dicha/s persona/s manifiesta/n actuar por sus propios y personal derechos.------

Tercero: Que el requerimiento respectivo queda formalizado simultáneamente por medio del Libro de Registro de Firmas: N° 22, Folio 81, Acta 482, doy fe.- El suscripto Escribano deja expresamente establecido que conoce el idioma en que se encuentra redactado el instrumento pero que no participó en la redacción del mismo.-

EMILIANO JOSE GALVEZ
ESCRIBANO
REGISTRO 50
SALTA

SPECIAL ACTION SHEET FOR CERTIFICATION OF SIGNATURES

STAMP

2004-0000837953

D 0 0 8 3 7 9 5 3
CE CE OC TR SI NU CI TR

In the city and province of Salta. Republic of Argentina. on the twenty-ninth day of the month of December of the year two thousand and twenty-one.....

In my capacity as Public Notary: Holder of Notary Registry Number Fifty.....

Public Notary: EMILIANO JOSE GALVEZ.....

I hereby certify: First: That the signature(s) appearing in the document that I attach to this page: QuitClaim Deed, is/are authenticated by the person(s) whose name(s) and Identity Documents are mentioned below, Mr(s): **Graciela Beatriz YAÑEZ**, National Identity Document number 18.230.557.....

It is hereby noted that the persons whose identity is certified are able to justify their identity with the exhibition of the individualized documents in accordance with § a) from the Article 306 of the Civil Code.....

STAMP

Second: That said person/s represent that they are acting in their own personal rights.....

Third: The respective request is simultaneously formalized through Signature Logbook N° 22, Sheet 81, Certificate 482, I attest.- The undersigned Notary Public hereby establishes that he understands the language in which this document is written but did not participate in its drafting. -

[ILLEGIBLE SIGNATURE]

STAMP

EMILIANO JOSE GALVEZ
PUBLIC NOTARY
REGISTRY 50 SALTA

CERTIFICATE OF ACCURATE TRANSLATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

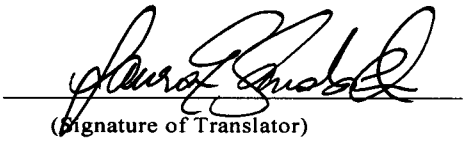
Laura Sanabria, being first duly sworn under oath
(Name of the Translator- Printed)

deposes and says that:

1. I am fluent in the SPANISH and English languages:
(Name of Language)

2. I have made the attached English translation from the annexed document belonging to _____ and hereby certify that the same is
(Name of Person)
true, accurate and complete translation to the best of my knowledge, ability and belief.

Laura Sanabria
(Printed Name)


(Signature of Translator)

Subscribed and sworn before me

this _____ day of _____, 20__.

_____

Notary Public, State of Tennessee

My commission expires:_____

Translators Information

Street Address	City	Zip	Phone (day)
2604 Nolensville Pike Suite C	Nashville	37211	615-781-6881

República Argentina - Poder Ejecutivo Nacional

Apostilla de La Haya

Número: CE-2022-00869167-APN-DTD#JGM

CIUDAD DE BUENOS AIRES
Martes 4 de Enero de 2022

Referencia: Apostilla. Verificar en| Verify at| Vérifier sur: www.argentina.gob.ar/legalizacion-internacional

APOSTILLE **(Convention de la Haye du 5 de octobre 1961)**	
1. País |*Country* |*Pays*: ARGENTINA	
El presente documento público |*This public document* |*Le présent acte public*	
2. Ha sido firmado por |*Has been signed by* |*A été signé par*: ESC. CAROLINA DEL MILAGRO PEREZ ARANDA	
3. Quien actúa en calidad de |*Acting in the capacity of* |*Agissant en qualité de*: FUNCIONARIO HABILITANTE	
4. Y está revestido del sello/timbre de |*Bears the seal/stamp of* |*Est revêtu du sceau/timbre de*: COLEGIO DE ESCRIBANOS DE LA PROVINCIA DE SALTA	
Certificado |*Certified*	*Attesté*	
5. En |*At* |*Á*: SALTA	6. El día |*The* |*Le*: 04/01/2022
7. Por |*By* |*Par:* Colegio de Escribanos de la Provincia de Salta	
8. Bajo el Número |*N°* |*Sous N°*: A 9/2022	9. Sello/Timbre |*Seal/Stamp* |*Sceau/Timbre*: 300
10. Firma |*Signature* |*Signature*: ESC. FANNY CAJAL CARO DE DURAND	

Esta Apostilla certifica únicamente la autenticidad de la firma, la calidad en que el signatario del documento haya actuado y, en su caso, la identidad del sello o timbre del que el documento público esté revestido. Esta Apostilla no certifica el contenido del documento para el cual se expidió. No es válido el uso de esta Apostilla en la República Argentina.
This Apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document, and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille is not valid for use anywhere within República Argentina.
Cette apostille atteste uniquement la véracité de la signature, la qualité en laquelle le signataire de l'acte a agi et, le cas échéant, l'identité du sceau ou timbre dont cet acte public est revêtu. Cette apostille ne certifie pas le contenu de l'acte pour lequel elle a été émise. L'utilisation de cette Apostille n'est pas valable en/au Argentina.

Tipo de documento apostillado |*Type of document* |*Type de document*: CERTIFICACION DE FIRMAS - QUITCLAIM DEED - ESCRITURA DE RENUNCIA

Titular |*Holder* |*Titulaire*: GRACIELA BEATRIZ YAÑEZ - SERGIO G. YAÑEZ Y OTROS

Observaciones |*Observations* | *Observations*:

Digitally signed by Gestion Documental Electronica
Date: 2022.01.04 15:14:44 -03:00

DANIELA CAROLINA CARRASCO CASTELLI - 27284724653
en representación de
COLEGIO DE ESCRIBANOS DE LA PROVINCIA DE SALTA - 30522711132

Digitally signed by FANNY PATRICIA CAJAL CARO
Date: 2022.01.04 16:06:46 ART
Location: Ciudad Autónoma de Buenos Aires

FANNY PATRICIA CAJAL CARO
27123212261
-

SALTA
COLEGIO DE ESCRIBANOS

Digitally signed by Gestion Documental Electronica
Date: 2022.01.04 16:07:00 -03:00

STAMP

Republic Of Argentina - National Executive Power

Hague Apostille

Number: CE-2022-00869167-APN-DTD#JGM

CITY OF BUENOS AIRES
Tuesday 4 of January of 2022

Reference: Initialled. Verify at: www.argentina.gob.ar/legalizacion-internacional

APOSTILLE **Hague Convention of October 5 1961**	
1. Country: ARGENTINA	
This public document	
2. Has been signed by: NOTARY CAROLINA DEL MILAGRO PEREZ ARANDA	
3. Acting in the capacity of: AUTHORIZING OFFICER	
4. Bears the seal of: ASSOCIATION OF PUBLIC NOTARIES OF THE PROVINCE OF SALTA	
Certified	
5. At: SALTA	6. The: 01/04/2022
7. By: ASSOCIATION OF PUBLIC NOTARIES OF THE PROVINCE OF SALTA	
8. No.: A 9/2022	9. Seal/Stamp: 300
10. Signature. NOTARY FANNY CAJAL CARO DE DURAND	

This apostille only certifies the authenticity of the signature and the capacity of the person who has signed the public document and, where appropriate, the identity of the seal or stamp which the public document bears. This Apostille does not certify the content of the document for which it was issued. This Apostille is not valid for use anywhere within the Republic of Argentina

Type of document: QUITCLAIMED DEED
Holder: GRACIELA BEATRIZ YAÑEZ – SERGIO G YAÑEZ AND OTHERS
Observations:

Digitally signed by Gestion Documental Electronica
Date: 2022.01.04 15:14:44 -03:00

DANIELA CAROLINA CARRASCO CASTELLI – 27284724653
In Representation Of
ASSOCIATION OF NOTARIES PUBLIC OF THE PROVINCE OF SALTA - 30522711132

Digitally signed by FANNY PATRICIA CAJAL CARO
Date: 2022.01.04 16:06:46 ART
Location: Ciudad Autónoma de Buenos Aires

ANNY PATRICIA CAJAL CARO
7123212261

STAMP

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Date: 2022.01.04 16:07:00 -03:00

CERTIFICATE OF ACCURATE TRANSLATION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Laura Sanabria, being first duly sworn under oath
(Name of the Translator- Printed)

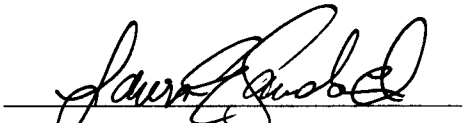
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2. I have made the attached English translation from the annexed document belonging to _____ and hereby certify that the same is
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true, accurate and complete translation to the best of my knowledge, ability and belief.

Laura Sanabria
(Printed Name)


(Signature of Translator)

Subscribed and sworn before me

this _____ day of _____, 20__.

_____

Notary Public, State of Tennessee

My commission expires:_____

Translators Information

Street Address	City	Zip	Phone (day)
2604 Nolensville Pike Suite C	Nashville	37211	615-781-6881