Name and Address of New Owner:
Jimmy Delfin Heredia and
Marisol Hernandez Rodriguez
108 Colemont Court
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: 14814011500

Karen Johnson Davidson County
Batch# 817182 DEEDQC
03/08/2022 10:34:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220308-0026250

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, **Marisol Hernandez Rodriguez, unmarried woman,** "the Grantors," convey and quitclaim unto **Jimmy Delfin Heredia and Marisol Hernandez Rodriguez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section 3, Colewood Acres, as of record in Book 4175, Page 45, Register's Office for said County.
>
> Said Lot No. 219 fronts 71 feet on the easterly side of Colemont Court, and extends back between lines, 250 feet to a dead line in the rear on which it measures 93.6 feet
>
> Being the same property conveyed to Marisol Hernandez Rodriguez, unmarried woman by Warranty Deed from Dhan Thapa, Karuna Thapa FKA Karna Thapa, husband and wife, and Naina Dahal, a married woman, dated June 22, 2021, of record in Instrument No. 20210823-0113522, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 108 Colemont Court, Antioch, TN 37013

Grantors 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).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantors have executed this Quitclaim Deed on the __ day of February, 2022.

_____(SEAL)
Marisol Hernandez Rodriguez

_____(SEAL)
Jimmy Delfin Heredia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of March February, 2021, before me personally appeared **Jimmy Delfin Heredia and Marisol Hernandez Rodriguez**, 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 7th day of March February, 2022.

_____
Notary Signature
My commission expires: 01/03/2023

ALAN IVAN CALIXTRO GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

Marisol Hernandez.
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this __ day of February, 2022.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, **Affiant**
Subscribed and sworn before me this the
8 **Day of** March, 2022.
A. Hayes, **Deputy Register**