THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027**	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 22nd day of April, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 844867 DEEDQC
04/25/2022 11:36:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220425-0047262

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

QUITCLAIM DEED

Address New Owner: Maria Caballero and Inez Marie Caballero 515 Lakebrink Court Nashville, TN 37214	Send Tax Bills To: New Owner	Tax Information: 096-16-0A-108.00-CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Maria Caballero, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Maria Caballero, unmarried and Inez Marie Caballero, unmarried, as joint tenants with right of survivorship** , their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Larchwood, Phase One-G, Section Four, Planned Unit Development, Private Element Condominiums of record in Plat Book 11190, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Caballero, unmarried by Warranty Deed from Jacob Chacon, an unmarried man, and Inez Marie Caballero, an unmarried woman, of record in Instrument No. 20220419-0044947, Register's Office for Davidson County, Tennessee, recorded on April 19, 2022.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor warrants instrument effective on this 28 day of April, 2022.

Maria Caballero

STATE OF _____)

COUNTY OF _____

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Maria Caballero, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this _____ day of April, 2022.

Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On April 15, 2022 before me, R. Marin Notary Public
(insert name and title of the officer)

personally appeared Maria Caballero,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

R. MARIN
COMM. # 2260741
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires OCTOBER 28, 2022

Signature _____ **(Seal)**