Karen Johnson Davidson County
Batch# 868234 DEEDQC
06/07/2022 10:30:24 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220607-0065067

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 22 day of May 2022

Notary Public
My commission expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carlos Astudillo 401 Oak Forge Drive Antioch, TN 37013	New Owner	163-11-0A-028.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Keating and Ana Keating,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Carlos Astudillo, an unmarried man,** Grantee(s), it's heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Second Revision, Section Two, Bell Forge Village, of record in Book 6900, page 250, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Keating and Ana Keating and Carlos Astudillo, each as to an undivided 1/3 interest, all as Tenants in Common by Warranty Deed from Ezequiel Esquivel Razo, single man, dated April 30, 2021 of record as Instrument No. 20210503-0058963, Register's Office for Davidson County, Tennessee.

Being also described as: **401 Oak Forge Drive, Antioch, TN 37013.**

This Instrument was prepared without the benefit of a Title search and should not be relied upon as representation of Title.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

David Keating

Ana Keating

STATE OF TENNESSEE COUNTY OF WILLIAMSON

On this 22nd day of May, 2022, before me personally appeared **David Keating and Ana Keating**, to me known, (or proved to me on the basis of satisfactory evidence), 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 22nd day of May, 2022.

Notary Public

My commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY