QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 910632 DEEDQC
08/31/2022 10:14:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220831-0098111

WG-QCD-4404-JC

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jimmy Felipe Parra Alvarado		
(NAME)	(NAME)	
4404 Stoneview Drive	**NEW OWNER**	**165130A08500CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANCISCA J. ALVARADO VALVERDE, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JIMMY FELIPE PARRA ALVARADO, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:
BEING LOT NO. 503 ON THE PLAN OFPEPPERTREE FOREST, SECTION EIGHT, P.U.D., AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 652, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO FRANCISCA J. ALVARADO VALVERDE, SINGLE FROM JASON A. CATALOGNE AND SELENA CATALOGNE, HUSBAND AND WIFE, BY WARRANTY DEED OF RECORD IN INSTRUMENT NUMBER 20201208-0142874 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4404 Stoneview Drive, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 23 day of August, 2022.

Francisca J. Alvarado Valverde

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCISCA J. ALVARADO VALVERDE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23th of August, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212