Karen Johnson Davidson County
Batch# 918392 DEEDQC
09/19/2022 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220919-0104158

PREPARED BY:
PREMIER LAND TITLE & ESCROW
David Marttala
879 Seven Oaks Blvd., Ste 600
Smyrna, TN 37167

331-22

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
Ingrid P. Diaz
1304 Riverbirch Way
Hermitage, TN 37076

SEND TAX BILLS TO:

Subscribed and sworn to before me this
1ST day of SEPTEMBER, 2022.

Notary Public
My Commission Expires: 1/25/26

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

Map/Parcel: 097-02-0A-406.00 CO



QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Roberto Bernabe-Diaz, a single man,** has/have/its this day bargained and sold and hereby conveys and quitclaims, unto **Ingrid P. Diaz, a single woman,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 406, Final Plat, VILLAGES OF RIVERWOOD, Section One, Phase 4A, as appearing of record in Instrument No. 20130412-0036733, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Roberto Bernabe-Diaz, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated 8/21/2013 and filed for record in Instrument No. 20130827-0090063, in the Register's Office for Davidson County, Tennessee. Roberto Bernabe-Diaz married Ingrid P. Diaz and has since divorced. See Final Decree and Marital Dissolution Agreement of record in the Third Circuit Court for Davidson County, Tennessee, Case No. 21D1984.

Roberto Bernabe-Diaz is one and the same person as Roberto Cesar Bernabe.

This conveyance is subject to any and all existing easements and restrictions of record.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 1ST day of SEPTEMBER, 2022.

Roberto Bernabe-Diaz

State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Roberto Bernabe-Diaz**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 1ST day of SEPTEMBER, 2022.

NOTARY PUBLIC

My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

Certificate of Authenticity

I, KIMBERLY MINTER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021. Document Dated SEPTEMBER 1, 2022.

Affiant Signature

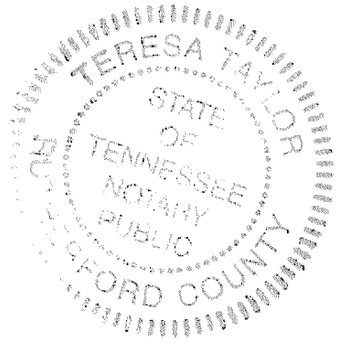
Dated 9/1/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 1ST day of SEPTEMBER 2022

Notary Signature



My Commission Expires: 4-17-23

Notary's Seal (if on paper)