QUITCLAIM DEED

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on Sept 27, 2022.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
J. Jesus Abundes Mendez 4741 Terragon Trail Antioch, TN 37013	Same as new owner	14905015500

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Eric R. Abundes Mendez (erroneously referred to as Erik R. Abundes Mendez in deed of acquisition), hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto J. Jesus Abundes Mendez, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of 2nd Revision, Section Five, Terragon Trails of record in Plat Book 5200, Page 18, revising Plat Book 5050, Page 87 and Plat Book 5200, Page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to J. Jesus Abundes Mendez, a married man, and Eric R. Abundes Mendez, a married man, (erroneously referred to as Erik R. Abundes Mendez), by Warranty Deed from Paul V. Ambuehl, of record in Instrument No. 20180313-0023594, dated March 12, 2018, and recorded March 13, 2018, in Register's Office for Davidson County.
>
> This is improved property, known as 4752 Terragon Trail, Antioch, TN, 37013.

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

Karen Johnson Davidson County
Batch# 922998 DEEDQC
09/29/2022 09:54:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220929-0107521

WITNESS my hand on Sept. 27, 2022

ERIK R Abundes
Eric R. Abundes Mendez

STATE OF TN

COUNTY OF Davidson

On Sept 27, 2022, before me personally appeared Eric R. Abundes Mendez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on Sept. 27, 2022.

Brenda Lewis
NOTARY PUBLIC

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-8-2025