This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 924603 DEEDQC
10/03/2022 11:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221003-0108707

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jose Giron Buruca** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jose Giron Buruca, a married man and Jose Ricardo Giron Blanco, a married man,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all Lot No. 142 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument Number 20210409-0047646, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Grantor warrants that the above described property has never been his primary residence, and has been used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **20220407-0040258** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 27 day of **September, 2022.**

Jose Giron Buruca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Jose Giron Buruca,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 27 day of **September, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **7645 Gunners Landing Dr.**
Antioch, TN 37013

TAX PARCEL NO.: **176 06 0A 142.00**

PROPERTY OWNER: **Jose Giron Buruca and Jose Ricardo Giron**
OWNER'S ADDRESS: **7645 Gunners Landing Drive**
Antioch, TN 37013

MAIL TAX BILLS TO: **Jose Giron Buruca and Jose Ricardo Giron**
7645 Gunners Landing Drive
Antioch TN 37013

Certificate of Authenticity

I, Holly A. Mason, 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 ~~October~~ Sept. 27, 2022.

Affiant Signature

10/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of October, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022