Karen Johnson Davidson County
Batch# 931342 DEEDQC
10/19/2022 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221019-0114035

Prepared By and Return To:
Concord Title
3000 Meridian Blvd., Suite 290
Franklin, TN 37067

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION. CONCORD TITLE LLC, SHALL NOT BE RESPONSIBLE OR LIABLE FOR THE ACCURACY OF THE FACTS STATED HEREIN

State of Tennessee
County of Williamson

The actual consideration of true value whichever is greater is $0.00

Affiant

Subscribed and sworn to before me this 11th day of October, 2022.

Notary Public
My Commission Expires: 3.2.23

T.P. BOSHEARS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

QUIT CLAIM DEED

OWNER
Eliasar Zuniga
Joana Elena Vargas
407 Huntington Ridge Dr
Nashville, TN 37211

SEND TAX BILLS TO:
American Neighborhood Mortgage Acceptance Co
700 East Gate Dr
Suite 400
Mount Laurel, NJ 08054

MAP & PARCEL
161-11-0A-065.00-CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDEGED, I, **Eliasar Zuniga, unmarried** HEREINAFTER CALLED THE GRANTOR, DO HEREBY QUITCLAIM, TRANSFER AND CONVEY ALL MY RIGHT, TITLE AND INTEREST UNTO, **Eliasar Zuniga, unmarried, and Joana Elena Vargas as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 65 on the Plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eliasar Zuniga, unmarried, by Warranty deed from Marigold Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220614-0067346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of October, 2022.

Eliasar Zuniga

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eliasar Zuniga**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes herein contained.

T. R. BOSHEARS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-07-2023

Notary Public
My Commission Expires: 3-7-23

Certificate of Authenticity

I, Nick Harris, 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 19, 2022**.

Affiant Signature

10/19/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023