Karen Johnson Davidson County
Batch# 946256 DEEDQC
11/30/2022 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221130-0125508

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 30th day of November, 2022. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Corazon Ticas	**New Owner**	**162-06-0-261.00**
121 Valley Green Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KELVIN J. RODRIGUEZ TICAS, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto CORAZON TICAS and JOSE RODRIGUEZ, husband and wife, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Valley Green Subdivision of record in Book 4460, Pages 96-97, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kelvin J. Rodriguez Ticas by Warranty Deed from Mark S. Hamilton dated 7/7/10 of record in Instrument No. 20100723-0057763, Register's Office of Davidson County, Tennessee. Grantor herein makes oath that the within described property is not his principal residence.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property being designated as 121 Valley Green Drive, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 23RD day of November, 2022.

KELVIN J. RODRIGUEZ TICAS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelvin J. Rodriguez Ticas, the within named Grantor(s), 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 at office this 23RD day of November, 2022.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Debra Paulsson, 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 11/23/2022.

Date

Affiant Signature

11/30/2022

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 30th day of November, 2022.

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY