Karen Johnson Davidson County
Batch# 946258 DEEDQC
11/30/2022 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221130-0125511

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. D. Davidson Affiant Subscribed and sworn to before me, this 30th day of November, 2022. Jennifer Russell 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
Kelvin J. Rodriguez Ticas	**New Owner**	**162-06-0-354.00**
166 Ocala 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 and wife, ELBA SOFIA VALLADARES DE RODRIGUEZ, and JOSE RODRIGUEZ HERNANDEZ, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto KELVIN J. RODRIGUEZ TICAS and wife, ELBA SOFIA VALLADARES DE RODRIGUEZ, "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. 38 on the Plan of Bess Estates, Section One, of record in Book 4460, Page 154, 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 and Elba Sofia Valladares de Rodriguez, husband and wife, and Jose Rodriguez Hernandez, by Warranty Deed from Thomas G. Baker 10/28/22 of record in Instrument No. 20221103-0118695, Register's Office of Davidson County, Tennessee.

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 166 Ocala 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

ELBA SOFIA VALLADARES DE RODRIGUEZ

JOSE RODRIGUEZ HERNANDEZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kelvin J. Rodriguez Ticas, Elba Sofia Valladares de Rodriguez, and Jose Rodriguez Hernandez, 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