Prepared by, and after recording return to:
Virginia Contreras Orozco
248 Coleridge Ct
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 948245 DEEDQC
12/06/2022 11:38:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221206-0127166

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Virginia Ortega (now known as Virginia Contreras Orozco)**, a single woman, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Virginia Contreras Orozco**, Trustee and her successors in trust of the Virginia Contreras Orozco Revocable Living Trust dated October 19, 2022, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Colemont Heights, Section 2 of record in Plat Book 4300, page(s) 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Commonly Known As: 248 COLERIDGE CT, ANTIOCH, TN 37013

Parcel ID: 162-02-0-259

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors. SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Special Warranty deed recorded in the office of the Register of Deeds as Instrument Number 20141015-0095371, of Davidson County, Tennessee.

Maximum principal indebtedness for Tennessee recording tax purposes is 0.

State of Tennessee
County of Davidson

~~I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $289,100.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.~~

V.C.

VIRGINIA ORTEGA AFFIANT
Virginia Ortega, Affiant

WITNESS Grantor(s) hand(s) this the 19 day of OCT, 2022.

VIRGINIA ORTEGA GRANTOR
Virginia Ortega, Grantor

State of Tennessee
County of Davidson

On this 19 day of Oct, 2022, before me personally appeared Virginia Ortega (now known as Virginia Contreras Orozco), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 19 day of October, 2022.

Heather M. Miqui
Notary's Signature

Seal

My commission expires: October 30, 2024

Grantor(s) Name, Address, phone:
Virginia Ortega
248 Coleridge Ct
Antioch, TN 37013

Grantee(s) Name, Address, phone:
Virginia Contreras Orozco
248 Coleridge Ct
Antioch, TN 37013
SEND TAX STATEMENTS TO GRANTEE

HEATHER M. MIQUI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-30-2024