Name and Address of New Owner:
Glenda A. Najarro Garcia &
Orlando Aristides Jaime Benitez
5616 Murphywood Crossing
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 948753 DEEDQC
12/07/2022 10:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221207-0127550

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 16413013500

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Glenda A. Najarro Garcia, unmarried woman and Jaime Benitez Orlando Aristides, unmarried man, as joint tenants with full rights of survivorship ,** "the Grantor," convey and quitclaim unto **Glenda A. Najarro Garcia and Orlando Aristides Jaime Benitez a/k/a Jaime Benitez Orlando Aristides , wife and husband,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 125, on the Plan of Asheford Crossing, Section Three, of record in Plat Book 9700, Page 545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Glenda A. Najarro Garcia, unmarried woman and Jaime Benitez Orlando Aristides, unmarried man, as joint tenants with full rights of survivorship, dated December 28, 2020, of record in Instrument No. 20210223-0022156, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 5616 Murphywood Crossing, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 7 day of December, 2022.

_____(SEAL)
Glenda A. Najarro Garcia

_____(SEAL)
Orlando Aristides Jaime Benitez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Glenda A. Najarro Garcia and Orlando Aristides Jaime Benitez**, the within named bargainor, 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 therein contained.

WITNESS my hand and official seal this 7 day of December, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
7 day of December, 2022.

_____
Notary Public
My commission expires: _____

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

File # 20-1469

202212070127550

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 12.7.22 (date of document).

Affiant Signature

12.7.22
Date

State of Tennessee

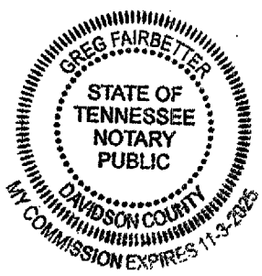
County of Davidson

Sworn to and subscribed before me this 7 day of December, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212