Karen Johnson Davidson County
Batch# 956858 DEEDQC
12/30/2022 12:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221230-0133981

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Wilber A Ramirez Rivera** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Wilbur A. Ramirez Rivera, a single man, and Juana Maria Rivera Pastrana, a married woman,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 25, Hunter's Run, Section Three, of record in Plat Book 9700, Page 684, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wilber A. Ramirez Rivera, a single man, by virtue of that certain Warranty Deed dated July 13, 2020, and being of record at Instrument No. 20200714-0076836 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1604 Buckhorn Trail, Antioch, TN 37013

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I have executed this instrument the 27 day of **December, 2022.**

Wilber A Ramirez Rivera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Wilber A Ramirez Rivera**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2025

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 27 day of **December, 2022.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS:	**1604 Buckhorn Trl** **Antioch, TN 37013**
TAX PARCEL NO.:	**14910009600**
PROPERTY OWNER: OWNER'S ADDRESS:	**Wilbur A. Ramirez Rivera, and Juana Maria Rivera Pastrana** **1604 Buckhorn Trail** **Antioch, TN 37013**
MAIL TAX BILLS TO:	**Wilbur A. Ramirez Rivera, and Juana Maria Rivera Pastrana** **1604 Buckhorn Trail** **Antioch, TN 37013**

Certificate of Authenticity

I, Holly A. Mason, 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 December 21, 2022.

Affiant Signature

12/30/22
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026