THIS INSTRUMENT PREPARED BY: Carlos Manuel Hernandez 4636 Billingsgate Road Antioch, TN 37013	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $-0-. Affiant Subscribed and sworn to before me, this 11 day Of January, 2023. Notary Public My Commission Expires: 5/9/23

Karen Johnson Davidson County
Batch# 960472 DEEDQC
01/12/2023 10:43:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230112-0002716

JACQUELINE CABRERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

QUITCLAIM DEED

ADDRESS OF THE NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP - PARCEL
Carlos Manuel Hernandez Mayra Castro-Rivera	SAME	149-1-B-107 CO
4636 Billingsgate Road		
Antioch, TN 37013		

FOR AN IN CONSIDERATION of Ten and 00/100 Dollars (10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Carlos Manuel Hernandez and Maura Rivera , Husband and Wife** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Carlos Manuel Hernandez-Cisneros and Mayra Antonia Castro-Rivera, Husband and Wife** their heirs and assigns, all of the rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being lot No. 234 on the Plan Phase III, Piccadilly Square, of record in Book 6250, Page 892, Register's Office for said County.

Said Lot 234, which is a corner lot, fronts 65.00 feet on the westerly margin of Aldwych Way and fronts 43.92 feet on the southerly margin of Billingsgate Road, said frontages being joined by curve having a length of 36.44 feet, and extends back 100.00 feet on the westerly line and 88.30 feet on the southerly line to a point of intersection.

This conveyance is subject to any and all restrictions and easements of record.

Being the same property conveyed to Carlos Manuel Hernandez and Maura Rivera, Husband and Wife by Warranty Deed from James H. Hendricks and Linda B. Hendricks, in instrument No. 20040525-0061383 in the Register's Office for Davidson County, Tennessee, dated May 20, 2004, and recorded on May 25, 2004.

This is improved property known as: **4636 Billingsgate Road, Antioch, TN 37013**.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11 day of January 2023.

Carlos Manuel Hernandez

Maura Rivera

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned Notary Public, in and for the said County and State the within named Carlos Manuel Hernandez and Maura Rivera, Husband and Wife the within named grantor(s), with whom I am personally acquainted (of proved to me on the basis of satisfactory evidence), and who acknowledge executing the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11 day of January 2023.

JACQUELINE CABRERA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Notary Public

My Commission Expires: 5/9/23