RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 965394 DEEDQC
01/30/2023 08:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006567

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this 27th day of January, 2023.

Notary Public

My Commission Expires:

(SEAL) LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Carlos Samuel Yanes Manzanarez and Maria Veronica Galvez 3836 Eckhart Dr. Nashville, TN 37211	New Owners	133-12-278.00

This Indenture is made and effective on the 27th day of January, 2023 (the "***Effective Date***"), by and between:

MIGUEL A. JIRON AND WIFE, TERESA JIRON ("***Grantor***") and;

CARLOS SAMUEL YANES MANZANAREZ AND MARIA VERONICA GALVEZ, HSUBAND AND WIFE ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of revision of Lots 80-93, Section Four, Greenwood Hills of record in Book 4955, page 88, said Register's Office, to which plat reference is made for a more complete description.

Being the same property conveyed to Miguel A. Jiron and wife, Teresa Jiron, by Special Warranty Deed from LaSalle Bank National Association as Trustee for First

Franklin Mortgage Loan Trust 2007-1 Mortgage Loan Asset-Backed Certificates Series 2007-1, by its duly authorized Attorney, National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc., of record in Instrument No. 20080627-00662545, Register's Office for Davidson County, Tennessee, on June 13, 2008 and recorded on June 27, 2008.

This is improved property known as 3638 Eckhart Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Miguel A. Jiron

Teresa Jiron

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, Miguel A. Jiron and Teresa Jiron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2023.

Notary Public

My Commission Expires: 02/24/2024

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

202301300006567

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 27th day of January, 2023 (date of document).

Affiant Signature

Date: 01/27/2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 27th day of January, 2023.

Patti Robitaille

Notary Public

My Commission Expires: _____

