NEW OWNER :
Norma Nitzia Bernabe Estebes
3663 Cainsville Road
Lebanon, TN 37090

SEND TAX BILLS TO:
Norma Nitzia Bernabe Estebes
3663 Cainsville Road
Lebanon, TN 37090

Map-Parcel Numbers:
148-03-0-167.1

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 965803 **DEEDQC**
01/30/2023 01:58:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230130-0006870

THIS INSTRUMENT PREPARED BY:
Angel Kane, Attorney At Law
133 S. College Street
Lebanon TN 37087

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS OR ANY MATTERS RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND ANGEL KANE, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Pursuant to the agreement of the parties contemporaneously with the filing of the Complaint for Divorce and the forthcoming Final Decree of Divorce entered in the General Sessions Court for Wilson County, Tennessee, and other good and valuable consideration, including $1.00, the receipt and legal sufficiency of all of which is hereby acknowledged, **ALEJANDRO OREGEL,** (Grantor") has remised, released, transferred and conveyed and by these presents does bargain, remise, release, transfer and convey and forever quitclaims unto **NORMA NITZIA BERNABE ESTEBES,** ("Grantee"), her successors and/or assigns, forever, all of his right, title and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 1046, as shown on the map entitled the Plan of Section 10, Cherokee Hills, of record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alejandro Orgel Yepez and wife, Norma N. Oregel by Warranty Deed from William A. Smotherman, III, of record as Instrument No. 20100629-0050543, dated November 1, 2016, in said Register's Office for Davidson County, Tennessee and by Warranty Deed from Alejandro Oregel Yepez and wife, Norma N. Orgel to Angel Hugo-Lopez and wife, Virginia Lopez-Mendez, of record in Instrument No. 20190306-0020368, dated March 4, 2019, in said Register's Office for Davidson County, Tennessee. Norma N. Oregel and Norma Nitzia Bernabe Estebes are one and the same person.

This is improved property known as 190 Luna Drive, Nashville, TN 37211.

This is a transfer pursuant to a domestic settlement agreement and is an adjustment of property rights between divorcing parties as such this conveyance is exempt from recordation tax under Tenn.Code Ann. §67-4-409(a)(3)(E).

WITNESS MY SIGNATURE hereto this 16th day of December, 2023

Alejandro Oregel

ALEJANDRO OREGEL

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ALEJANDRO OREGEL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th, day of December, 2023

Janice Dillard

NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission expires: 05-20-2024

* *

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Karen J. Green

AFFIANT

Sworn to and subscribed to before me this 12th day of January, 2023.

Janice Dillard

NOTARY PUBLIC

JANICE DILLARD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 05-20-2024