Karen Johnson Davidson County
Batch# 967771 DEEDQC
02/06/2023 09:10:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230206-0008349

NEW OWNER:

Maria Del Refugio Loza Rodriguez
1124A East Old Hickory Blvd
Madison, Tennessee 37115-4237

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map& Parcel: 04315016500

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **MARIA LOZA, a married woman,** hereinafter called the Grantor, has quitclaimed to **MARIA DEL REFUGIO LOZA RODRIGUEZ**, hereinafter called the Grantee, all of her right title and interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 28, 29 and 30 in Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Pages 36 and 37, Register's Office for said County.

Said Lots front together 75 feet on the South side of Old Hickory Boulevard and run back between parallel lines 136.8 feet on the East line of Lot No. 30 and 135.2 feet on the West side of Lot No. 28 to a dead line.

Being part of the same property conveyed to Maria Loza, a married woman, by Deed from Dale Bunnell, dated December 18, 2015, and of record as Instrument 20151223-0129056, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

WITNESS SIGNATURE(S) this 3 day of 2, 2023.

Maria Loza
MARIA LOZA

STATE OF Tennessee
COUNTY OF Wilson

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

WITNESS my hand and official seal at office, this 3rd day of February, 2023.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Celia Stewart Rouse
Affiant

Sworn to and subscribed to before me, this the _____ day of _____, 2023.

Taylor Clarke
Notary Public

My commission expires: _____

TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2026 WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/3/23.

Date

Celia Stewart-Rouse

Affiant Signature

2/3/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

