Karen Johnson Davidson County
Batch# 969143 DEEDQC
02/09/2023 09:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230209-0009445

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Mayra A. Orozco 1103 B Biltmore Drive Nashville, TN 37204	New Owner	131-12-1C-002.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jose Sixto Alvarado Quintana, a married man,** by these presents does hereby quitclaim and convey unto **Mayra A. Orozco, a married woman,** her heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Elevenhundredthree Biltmore Drive, A Horizontal Property Regime with Private Elements of record as Instrument No. 20210518-0067436 being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the portion of property conveyed to Brady Tillman, an unmarried man, by Warranty Deed from Dxcavation Defined Benefit Pension Plan of record in Instrument No. 20141008-0093405 Register's Office for Davidson County, Tennessee, dated October 02, 2014 and recorded on October 08, 2014.

Being the portion of property conveyed to Biltmore Developments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Brady Tillman, a married man, of record in Instrument No. 20210222-0020996 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on February 22, 2021.

Being the same property conveyed to Jose Sixto Alvarado Quintana and Mayra A. Orozco, husband and wife, by Warranty Deed from Biltmore Developments, LLC, of record in Instrument No. 20220707-0078168 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 07, 2022.

Being also known as 1103 B Biltmore Drive, Nashville, Tennessee 37204.

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 7th day of ~~January~~ February, 2023.

Affiant

My commission expires: 01-22-27

(Affix Seal)

Notary Public

MARI ELAINE HAZEN
Notary Public, State of Texas
Comm. Expires 01-22-2027
Notary ID 11733671

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the _____ day of January, 2023.

Jose Sixto Alvarado Quintana

STATE OF TEXAS,
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jose Sixto Alvarado Quintana**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of ~~January~~ February, 2023.

Notary Public

My Commission Expires: 01-22-27

MARI ELAINE HAZEN
Notary Public, State of Texas
Comm. Expires 01-22-2027
Notary ID 11733671

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 February 9, 2023 (date of document).

Affiant Signature

February 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023