This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 971313 DEEDQC
02/15/2023 02:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230215-0011070

State of TN
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 9th day of Jan, 23.

Notary Public

My Commission expires 7/7/2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Eva Angelina Romero & Briana Ivette Chavez
413 Fisk Street,
Nashville, TN 37203
SEND TAX BILLS TO:
Eva Angelina Romero & Briana Ivette Chavez
413 Fisk Street,
Nashville, TN 37203
MAP AND PARCEL NUMBER: 09208013200

QUITCLAIM DEED

23NT00006

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jaime Arturo Romero, Jr. and Eva Angelina Romero, Co-Trustees of the Monarca Bamal Family Trust, dated November 13, 2019 one-half (1/2) interest and Briana Ivette Chavez, unmarried woman one-half (1/2) interest

By these presents do remise, release and **QUITCLAIM** unto

Eva Angelina Romero & Briana Ivette Chavez, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 20-A, on the Plan of Zone Lot Division of Lot Nos. 18, 19 and 20 J.R. Hudson Plan, as of record in Book 21, page 136 and amended in Book 6200, page 510, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Jaime Arturo Romero, Jr. and Eva Angelina Romero, Co-Trustees of the Monarca Bamal Family Trust, dated November 13, 2019 one-half (1/2) interest and Briana Ivette Chavez, unmarried woman one-half (1/2) interest by Quitclaim Deed from Briana Ivette Chavez, unmarried woman dated 01/28/2022 recorded 02/14/2022 in Book NA, Page NA, as Document Number 20220214-0016528, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 413 Fisk St, Nashville, TN 37203-2861

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 09 day of 01, 2023.

Eva Angelina Romero

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Eva Angelina Romero,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 09 day of 01, 23.

Marilyn Gomez
Notary Public

My Commission expires: 09 / 08 / 25.

MARILYN GOMEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

Briana Ivette Chavez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Briana Ivette Chavez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 09 day of 01, 23.

Marilyn Gomez
Notary Public

My Commission expires: 09 / 08 / 25.

MARILYN GOMEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

Jaime Arturo Romero Jr, Co-Trustee-The Monarca Bamal Family Trust

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Jaime Arturo Romero Jr** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Co-Trustee of **The Monarca Bamal Family Trust,** and that as such **Co-Trustee**, executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal at office, this 09 day of 01, 23.

Marilyn Gomez
Notary Public

My Commission expires: 09 / 08 / 25.

MARILYN GOMEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

Eva Angelina Romero, Co-Trustee-The Monarca Bamal Family Trust

State of Tennessee }
County of Davidson }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Eva Angelina Romero** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be Co-Trustee of **The Monarca Bamal Family Trust,** and that as such **Co-Trustee**, executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal at office, this 09 day of 01, 23.

Marilyn Gomez
Notary Public

My Commission expires: 09 / 08 / 25.

MARILYN GOMEZ
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 08, 2025
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/9/23 (date of document).

Affiant Signature

2/15/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th of February, 23.

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025