This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 979193 DEEDQC
03/10/2023 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230310-0017351

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Tiburcio Lopez Lopez & Maria Del Carmen Arellano Suarez 4042 Keeley Drive Antioch, TN 37013	NEW OWNER	162-02-058.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Orlando Lopez, married** "the Grantor," conveys and quitclaims unto **Tiburcio Lopez Lopez and Maria Del Carmen Arellano Suarez, husband and wife** "the Grantee," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed by Warranty Deed to Orlando Lopez, from Joselyn Adkinson, unmarried, on April 28, 2006, and recorded on May 2, 2006, in Instrument No. 20060502-0050505 in the Register's Office for Davidson County, Tennessee.

Elizabeth Diaz-Juarez, spouse of Orlando Lopez, joins in this conveyance to convey any interest she may have in said property to Grantee herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 9 day of March, 2023.

_____(SEAL)
Orlando Lopez

_____(SEAL)
Elizabeth Diaz-Juarez

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, Orlando Lopez and Elizabeth Diaz-Juarez, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9 day of March, 2023.

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 5.23.23

STATE OF TENNESSEE
COUNTY OF Williamson

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

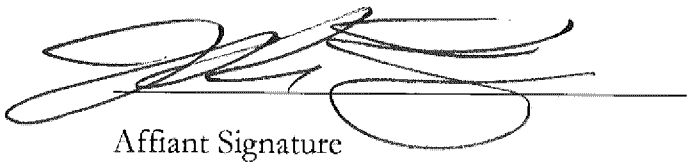
_____
(Affiant)

_____
Notary Public My commission expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 3/9/2023.



Affiant Signature

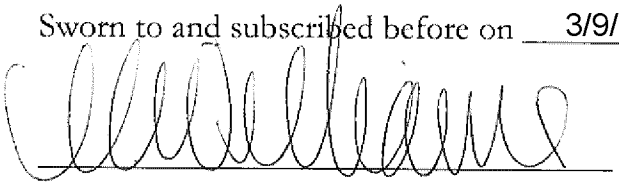
3/9/2023

Date

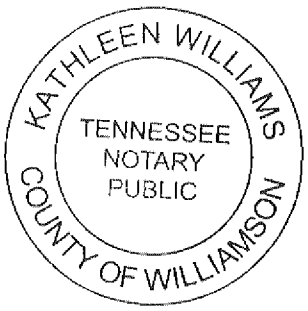
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/9/2023.



Notary Public



My Commission Expires: 5.23.23