Name and Address of New Owners:
Maria Consuela Onate
5030 Steeplechase Road
Christiana, TN 37037

This Instrument Prepared By:
(Please Return Document to this Address)
John W. Rodgers, Attorney
Kious, Rodgers, Barger, Holder & King, PLLC
503 North Maple Street
Murfreesboro, Tennessee 37130

Send Tax Statements To:
SAME AS ABOVE

Parcel #: 163 00 0 274.00

PREPARED BASED ON INFORMATION
PROVIDED BY THE PARTIES

Karen Johnson Davidson County
Batch# 990912 DEEDQC
04/12/2023 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026864

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Raul Onate (as to his 60% interest)**, hereinafter called the GRANTOR, does hereby quitclaim unto **Maria Consuela Onate**, hereinafter called the GRANTEE, her heirs and assigns, all of my right, title and interest in and to that certain tract or parcel of real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

Lot 3, Resubdivision of Lot #1 and Reserved Parcel "B", Section 7, Cloverleaf Estates, recorded in Book 7900, page 547 and revising Book 5200, page 528, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description of the property.

Being the same property conveyed to Raul Onate, as to a 40% interest, Jacqueline Onate, as to a 20% interest, Oswaldo O Moreno, as to a 10% interest and Ivan Gonzales, as to a 10% interest as Tenants in Common by Warranty Deed filed November 10, 2022, in Instrument Number 20221110-0120385, of the Register's Office of Davidson County, Tennessee and further corrected by Affidavit of Scrivener's Error filed for record on January 11, 2023, in Instrument Number 20230111-0002361, of Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per plat of record in Book 7900, page 547 and revising Book 5200, page 528; Deed of Conveyance for water main of record in Book 5719, page 916; all matters including but not limited to restrictions as set forth in Book 8994, page 874 and Book 8994, page 863; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7316, page 62; Restrictions regarding access to I-24 on parent tract as set forth in Book 2857, page 53; all matters including but not limited to an encroachment of fence line on parent tract as set forth in Book 5520, page 140; all of the Register's Office of Davidson County, Tennessee.

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.

This is improved property known as: 332 Cane Ridge Road, Antioch, TN 37013

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 my hand this 10 day of March, 2023.

Raul Onate

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raul Onate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 10 day of March, 2023.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Affiant Signature

Sworn to and subscribed before me this the 10 day of March, 2023.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 2/21/2027

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 3/10/23 (date of document).

Affiant Signature

4/17/23
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of April, 2023.

Notary Signature

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025