Karen Johnson Davidson County
Batch# 995665 DEEDQC
04/24/2023 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230424-0030038

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 21st day of April, 2023.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mario A. Robles **Guillermo Ricardo Robles**	**NEW OWNER**	**07309000600**
2311 Cooper Ln.	110 Savely Dr.	
Nashville, TN 37216	Hendersonville TN 37075	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Mario A. Robles** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Mario A. Robles and Guillermo Ricardo Robles, as tenants in common with right of survivorship,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Gibson Heights, a plat of which is of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mario A. Robles by Warranty Deed from Anna H. Reed dated March 31, 2004, of record in Instrument No. 20040402-0037286, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

Subject property is improved property commonly known as 2311 Cooper Ln., Nashville, TN 37216.

WITNESS my/our hands this 21st day of April, 2023.

Mario A. Robles

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mario A. Robles,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 21st day of April, 2023.

My commission expires: 10 21 2024

NOTARY PUBLIC

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/21/23 (date of document).

Jennifer Russell
Affiant Signature

4/24/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 24th day of April, 2023.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL