Karen Johnson Davidson County
Batch# 997450 DEEDQC
04/28/2023 02:03:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230428-0031546

This document prepared by Gopal & Pedigo Law Group, P.C., Attorneys at Law, Nashville, Tennessee, from information furnished by the party. NO TITLE OPINION IS RENDERED BY THIS ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Lourdes Martinez and Edward Ochoa ("Grantors"), hereby sell(s), remise(s), convey(s), and quit claim(s) unto Lourdes Guadalupe Ochoa ("Grantee"), all of our rights, title, and interests in the following described real property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section Three Hunter's Run of record in Plat Book 9700, Page 684, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 1605 Buckhorn Trail, Antioch, Tennessee 37013-5751.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and/or survey.

Being all or part of the same property conveyed to Grantors herein by Warranty Deed from Carol Anne McMullen of record in Instrument No. 20170420-0038622, Register's Office for Davidson County, Tennessee, dated April 14, 2017, and recorded on April 20, 2017.

IN TESTIMONY WHEREOF, Grantors, Lourdes Martinez executed this instrument on this the 20th day of April, 2023, and Edward Ochoa executed this instrument on this the 20th day of April, 2023.

Lourdes Ochoa
LOURDES MARTINEZ

EDWARD OCHOA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said County and State, LOURDES MARTINEZ, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein stated.

Witness my hand official seal this 20th day of April, 2023.

Ali Alsalman
NOTARY PUBLIC

My Commission Expires: May 5, 2025

ALI K. ALSALMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp.. May 5, 2025
COUNTY OF DAVIDSON

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said County and State, EDWARD OCHOA, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein stated.

Witness my hand official seal this 20th day of April, 2023.

NOTARY PUBLIC

My Commission Expires: May 9, 2023

DIVYESH R. GOPAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 1605 Buckhorn Trail
Antioch, Tennessee 37013-5751

Tax Parcel No. 149-10-0-099.00

Send Recorded Document to: Lourdes Martinez
1605 Buckhorn Trail
Antioch, Tennessee 37013-5751

Send Tax Bills to: Lourdes Martinez
1605 Buckhorn Trail
Antioch, Tennessee 37013-5751

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Lourdes ochoa, **Affiant**
Subscribed and sworn before me this the
28 **Day of** April, 2023.
Brad Weiss, **Deputy Register**