Karen Johnson Davidson County
Batch# 998840 DEEDQC
05/02/2023 01:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230502-0032517

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Darren K. King 4009 Scotwood Drive Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	133-12-0-233.00

This deed is intended to divest Perla M. Quintana of any right, claim, or interest in the property located at 4009 Scotwood Drive, Nashville, TN 37211, especially any marital rights. The transfer tax on this conveyance is exempt under the provisions of §67-4-409, et. seq., of the T.C.A.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Perla M. Quintana, a unmarried woman**, by these presents does hereby quitclaim and convey unto, **Darren K. King, a unmarried man**, his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 13th day of Apr. 1, 2023.

Affiant

My commission expires:
(Affix Seal) 9-2-24

Notary Public

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this day of 4/13, 2023.

Perla M. Quintana

STATE OF Missouri
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Perla M. Quintana**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of April, 2023.

Notary Public

My Commission Expires: 10-5-24

JOSHUA PAUL MONTGOMERY
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: Oct. 5, 2024
20643670

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Three, Greenwood Hills of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David E. Vaughn and wife, Sharon A. Vaughn by Warranty deed from And Craig V. Cauthen and wife, Lisa K. Cauthen of record in Book 8852, page 507, Register's Office for Davidson County, Tennessee, dated January 26, 1993 and recorded on February 01, 1993.

Being the same property conveyed to Tommicus Joyce and Mitzi Joyce, husband and wife by Quitclaim deed from Sharon a. Vaughn, unmarried of record in Instrument No. 20200219-0018484 Register's Office for Davidson County, Tennessee, dated February 19, 2020 and recorded on February 19, 2020.

Being the same property conveyed to Darren K. King and Perla M Quintana, husband and wife by Warranty deed from Tommicus Joyce and Mitzi Joyce, husband and wife of record in Instrument No. 20200422-0042384 Register's Office for Davidson County, Tennessee, dated April 17, 2020 and recorded on April 22, 2020.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 2, 2023 (date of document).

Affiant Signature

May 2, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 2nd day of May, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023