Name and Address of New Owner:
Oscar Mauro Jacobo and
Blanca Estela Garibay Ayala
864 Dover Glen Dr
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 100E C 3

Karen Johnson Davidson County
Batch# 1000580 DEEDQC
05/08/2023 12:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230508-0034176

QUITCLAIM DEED

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, **Oscar Mauro Jacobo, Married,** "the Grantor," convey and quitclaim unto **Oscar Mauro Jacobo and Blanca Estela Garibay Ayala, joint tenants with full right of survivorship,** "the Grantees," all their interest in the following described real estate in Bedford County, Tennessee:

> Being Lot No. 40 on the Plan of Oakwood Subdivision, Phase One, of record in Book 6900, Page 935, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Oscar Mauro Jacobo, Married by Cash Deed for Tennessee from Shuan Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated June 30, 2010, of record in Instrument No. 20100702-0052111, Register's Office for Bedford County, Tennessee.

This is improved property known as 864 Dover Glen Dr, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 27 day of April, 2023.

(SEAL)
Oscar Mauro Jacobo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of April, 2023, before me personally appeared **Oscar Mauro Jacobo**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of April, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27 day of April, 2023.

Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202305080034176

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.27.23 (date of document).

Affiant Signature

4.27.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

