This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1008175 DEEDQC
05/26/2023 12:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230526-0040008

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Teresa Giron Blanco** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Teresa Giron Blanco and husband Jose Daniel Linares,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, and being all of Lot No. 24 on the Final Plat of Treehaven, Phase 5 (Asheford Trace), according to plat of record in Instrument No. 20201204-0141078 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said land.

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 Grantor herein by Warranty Deed of record at Instrument Number **20220517-0056747** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 19 day of **May, 2023.**

Teresa Giron Blanco

Teresa Giron Blanco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Teresa Giron Blanco,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **May, 2023.**

Ashlee D. Page

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **May, 2023.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS: **4145 Treehaven Pl**
Antioch, TN 37013

TAX PARCEL NO.: 164 13 0C 024.00

PROPERTY OWNER: **Teresa Giron Blanco and husband Jose Daniel Linares**
OWNER'S ADDRESS: **4145 Treehaven Place**
Antioch, TN 37013

MAIL TAX BILLS TO: **New Owners**
4145 Treehaven Place
Antioch, TN 37013

Certificate of Authenticity

I, Holly A. Mason, 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 19, 2023.

Affiant Signature

5/19/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026