RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this 9th day of June, 2023. Notary Public My Commission Expires: 02/26/2024 (SEAL)
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

Karen Johnson Davidson County
Batch# 1013932 DEEDQC
06/12/2023 11:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230612-0044540

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause or the violation of any covenant or obligation of any party hereto. The preparer has not provided any tax advice, including, but not limited to, income or gift tax advice, to any party hereto regarding this conveyance, and the preparer has not filed and will not file any tax returns regarding the same. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money or purchase funds in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Lorena Jiron and Maribel Zacapa Arias 505 Michele Drive Antioch, TN 37013	New Owners	162-10-36.00

This Indenture is made and effective on the 9th day of June, 2023, (the "***Effective Date***"), by and between:

LORENA JIRON, A SINGLE PERSON and ANTONIO GIRON, A SINGLE PERSON ("***Grantor***") and;

LORENA JIRON, A SINGLE PERSON AND MARIBEL ZACAPA ARIAS, A SINGLE PERSON ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Brookview Estates, Section One, of record in Book 4460, Page 103, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lorena Jiron, a single person, and Antonio Giron, a single person, by Warranty Deed from James Martin Pomeroy, Jr. and wife, Mary ruth Pomeroy, of record as Instrument No. 20020711-0083854, dated 06/28/2002 and recorded on 07/11/2002.

This is [improved/unimproved] property known as 505 Michele Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Lorena Jiron

Antonio Giron

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, LORENA JIRON and ANTONIO GIRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2023.

Notary Public

My Commission Expires: 02/26/2024

LISA G. HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

202306120044540

TRUE COPY CERTIFICATION

I, Lisa Hodges, 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 the 9th day of June, 2023 (date of document).

Affiant Signature

Date: 06/12/2023

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 12th day of June, 2023.

Notary Public

My Commission Expires: _____

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027