Karen Johnson Davidson County
Batch# 1023538 DEEDQC
07/07/2023 08:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230707-0051893

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5 day of July, 2023

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Marco Antonio Suchite Salguero & Gisela Julissa Ramirez Sosa
4717 Terragon Trace
Antioch, TN 37013

SEND TAX BILLS TO:
Marco Antonio Suchite Salguero & Gisela Julissa Ramirez Sosa
4717 Terragon Trace
Antioch, TN 37013
MAP AND PARCEL NUMBER: 14808017900

QUITCLAIM DEED

23NT00619

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Fredy Sandoval

By these presents do remise, release and **QUITCLAIM** unto

Marco Antonio Suchite Salguero and wife, Gisela Julissa Ramirez Sosa

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the plan of Second Revision, Section Five, Terragon Trails, of record in Book 5200, Page 18, Register's Office for said County.

Said Lot No. 181 fronts 58.00 feet on the southeasterly margin of Terragon Trail and extends back 130.23 feet on the northeasterly line and 184.74 feet on the southwesterly line to a dead line in the rear, measuring 79.59 feet thereon.

Being the same property conveyed to Fredy Sandoval from Patsy J. Burns, a single individual, by Warranty Deed dated 09/08/2006 and recorded 10/10/2006 in Instrument No. 20061010-0125924, Register's Office of said County. ***Fredy Sandoval is now Marco Antonio Suchite Salguero as per Davidson County Chancery court case no. 22-1542-III.***

This is an improved property commonly known as: 4717 Terragon Trl, Antioch, TN 37013-2736

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of July, 2023.

Marco Antonio Suchite

Fredy Sandoval AKA Marco Antonio Suchite Salguero

State of Tennessee }
County of Davidson }

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 03-03-2025

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Fredy Sandoval AKA Marco Antonio Suchite Salguero,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of July, 2023

Notary Public

My Commission expires: 3 / 3 / 2025.

Gisela Ramirez

Gisela Julissa Ramirez Sosa

State of Tennessee }
County of Davidson }

KATRINA KAREN HOFF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires 03-03-2025

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Gisela Julissa Ramirez Sosa,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of July, 2023

Notary Public

My Commission expires: 3 / 3 / 2025

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 7/5/2023 (date of document).

Affiant Signature

7/6/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 of July, 2023.

(SEAL)

Anna Bates
Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025