Prepared By:
Saira B Cazarez-Marrufo
1434 Neelys Bend Rd
Madison, TN 37115

After Recording Return To:
105 PARKER DR
ANTIOCH, Tennessee 37013

Karen Johnson Davidson County
Batch# 1026933 **DEEDQC**
07/17/2023 11 39 08 AM 7 pgs
Fees: $37.00 Taxes $0 00

20230717-0054687

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 06/26/2023 THE GRANTOR(S),

- Joel Morales and Saira Banessa Cazarez Marrufo, a married couple

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- MARIA DE LURDES CAZAREZ MARRUFO and _____, a married couple, residing at 105 PARKER DR, ANTIOCH, DAVIDSON County, Tennessee 37013

the following described real estate, situated in ANTIOCH, in the County of DAVIDSON, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 182 06 0A 318.00

Mail Tax Statements To:
MARIA DE LURDES CAZAREZ MARRUFO
105 PARKER DR
ANTIOCH, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 6-26-2023

Joel Morales
1434 NEELYS BEND RD
MADISON, Tennessee
37115

DATED: 06/26/2023

Saira Banessa Cazarez Marrufo
1434 NEELYS BEND RD
MADISON, Tennessee
37115

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 26 day of June, 2023, before me personally appeared Joel Morales and Saira Banessa Cazarez Marrufo, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

SELVYN AMAYA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Title (and Rank)

My Commission Expires

My commission expires JUL 07 2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Affiant's Name: Saira Banessa Cazarez Marrufo

State of Tennessee
Davidson County
Mrs. Banessa Cazarez signed before me at my office 1215 Thompson Ln Nashville TN 37211 This 15th day of July 2023

Notary Public

My Commission Expires
JUL 07 2025

SELVYN AMAYA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 383 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills Phase Three – Section One, a Planned Unit Development, as of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

EXHIBIT "A"

TO

DEED OF TRUST

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 383 on the Final Plat for Cluster Lot Subdivision Old Hickory Hills Phase Three - Section One, a Planned Unit Development, as of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

JM SCM

irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Davidson County, Tennessee.

SEE EXHIBIT ''A'' ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
A.P.N.: 182060A31800CO

Derivation Clause

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Special Warranty Deed recorded in Instrument No. 20140623-0054375

in the Register's Office of Davidson County, Tennessee, which has the address of 105 Parker Dr [Street] Antioch [City] Tennessee

37013 [Zip Code] (herein "Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows

1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note

2. Monthly Payment of Taxes, Insurance, and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary,

JM SBCR