Tax Liability & Owner:
Jose Maranon Vera, et al
3901 Bonnafield Court
Hermitage, Tennessee 37076

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
1101 Hillsboro Boulevard
Manchester, Tennessee 37355

Map 075, Group 9, Parcel 023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, JOSE MARANON VERA do hereby convey and quitclaim unto, JOSE MARANON VERA and wife, MARISOL TERAN PAZ, BENEDIC LOUIS MARANON TERAN and INGRID AYLIN MARANON TERAN, as joint tenants with rights of survivorship, their heirs and assigns, all of my right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Hermitage Hills, Section 1, of record in Book 2900, page 48, Register's Office of Davidson County, Tennessee, more particularly described as follows:
>
> SAID Lot No. 126 fronts 45.58 feet on a curve in the southerly margin of Bonnafield Court and extends back 150.0 feet on the westerly side and 171.6 feet on a broken line on the easterly side to a deed line in the rear on which it measures 146.9 feet.
>
> And being the same property conveyed to Jose Maranon Vera by Warranty Deed from the Estate of Michael Charles Walters, dated May 25, 2018 and recorded in instrument Number 201806010052157, Register's Office of Davidson County, Tennessee.

WITNESS my hand, this the 31 day of July, 2023.

Karen Johnson Davidson County
Batch# 1032864 DEEDQC
08/01/2023 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230801-0059141

Jose Maranon Vera

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named JOSE MARANON VERA with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2023.

Karen Bean Myers
NOTARY PUBLIC

My Commission Expires: ~~November 15, 2025.~~ 6/21/2025

KAREN BEAN MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the 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 sale.

AFFIANT

Sworn to and subscribed before me this 31st day of July, 2023.

Karen Bean Myers
NOTARY PUBLIC

My Commission Expires: ~~November 15, 2025~~ 6/21/2025

KAREN BEAN MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

I, Shawn C. Trail, 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 July 31, 2023.

07.31.23
Date

Shawn C. Trail

State of Tennessee
County of Coffee

Sworn and subscribed before me on this 31st day of July, 2023.

Notary Public

My Commission Expires: November 15, 2025

CURSTEN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY