QUITCLAIM DEED

Prepared from information provided by the parties

Karen Johnson Davidson County
Batch# 1033391 DEEDQC
08/02/2023 08 33 49 AM 2 pgs
Fees: $12 00 Taxes $0.00

20230802-0059495

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2023

Heather Lee
Notary Public

MY COMMISSION EXPIRES 2-22-25
(AFFIX SEAL)

HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

THIS INSTRUMENT WAS PREPARED BY & RETURNTO:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel De Jesus Romero		
(NAME)	(NAME)	
4637 Chutney Drive	Same as new owner	165 14 0 006.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Shirley Y. Romero, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Shirley Y. Romero, unmarried and Manuel De Jesus Romero, married, as tenants in common** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 312, Revised, Section One, Peppertree Forest, according to plat and survey of the same appearing of record in Plat Book 6900, Page 973-975, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Y. Romero by Warranty Deed dated August 12, 2011 from PTE Development, LLC of record in Instrument Number 20110818-0063925, Register's Office for Davidson County, Tennessee.

Improved Property known as: **4637 Chutney Drive, Antioch, TN 37013**

Witness our hands this 20th day of July, 2023

Shirley Y. Romero

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Y Romero the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of July, 2023

Commission expires 2-22-25

Heather Lee
Notary Public

