Karen Johnson Davidson County
Batch# 1038314 DEEDQC
08/15/2023 10 22 21 AM 2 pgs
Fees $12 00 Taxes $0 00
20230815-0063412

THIS INSTRUMENT PREPARED BY

GLENN S MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW C

Blue Reef Homes, LLC
1602 Summer St.
Manchester, TN 37355

SEND TAX BILLS TO
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 162-03-0, Parcel 354.00)

THIS INSTRUMENT made and entered into on this the 10th day of August, 2023, by and between, **RICARDO BARRERA MEJIA AND BALTAZAR BARRERA MEJIA, tenants in common,** ("Grantors"), and **BLUE REEF HOMES, LLC, a Tennessee Limited Liability Company,** ("Grantee"),

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1 00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit

LAND situated in Davidson County, Tennessee, being Lot No. 76 on the Plan of Haywood Hills, Section 5, as of record in Book 4675, Pages 143 and 144, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot

SAID Lot No 76 fronts 60 52 feet along the easterly margin of Algonquin Trail and extends back 130 7 feet on the northerly line and 147 4 feet on the southerly line to a dead fine in the rear on which it measures 70.48 feet.

BEING the same property conveyed to Ricardo Barrera Mejia and Baltazar Barrera Mejia, tenants in common, by Warranty Deed dated June 20, 2023, from David Glen Croney aka David Glenn Croney and wife, Janet H. Croney aka Janet S Croney, recorded June 22, 2023, in Instrument No 20230622-0047566, in the Register's Office of Davidson County, Tennessee.

The subject property is not the marital residence of the Grantors.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises

THIS is improved property known as 4972 Algonquin Trail, Antioch, TN 37013

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 10th day of August, 2023

STAN TEAL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

RICARDO BARRERA MEJIA

BALTAZAR BARRERA MEJIA

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ricardo Barrera Mejia and Baltazar Barrera Mejia**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal at Manchester, TN, this 10th day of August, 2023

Stan Teal
Notary Public

My Commission Expires 11/17/2024

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Coffee)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0

Ricardo B.
Affiant

Sworn to and subscribed before me this 10th day of August, 2023

Stan Teal
Notary Public

My Commission Expires 11/17/2024

STAN TEAL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

File No GM-2023-17