Karen Johnson Davidson County
Batch# 1038434 DEEDQC
08/15/2023 02:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230815-0063572

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

Kristin James
Affiant Signature

Subscribed and sworn to before me on this the 15 day of August 2023

Katrina Hoff
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:
Maria Trinidad Nunez, Jesus Morales & Roberto Carlos Morales Nunez
125 Denise Drive,
Antioch, TN 37013

SEND TAX BILLS TO:
Maria Trinidad Nunez, Jesus Morales & Roberto Carlos Morales Nunez
125 Denise Drive,
Antioch, TN 37013
MAP AND PARCEL NUMBER: 14807006200

QUITCLAIM DEED

23NT00576

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,

Maria Trinidad Nunez and Jesus Morales, as tenants in common with rights of survivorship, 2/3 interest; Maria Trinidad Nunez, 1/3 interest

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

Maria Trinidad Nunez, Jesus Morales, Roberto Carlos Morales Nunez, as tenants in common with rights of survivorship

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:

Being Lot No. 821 on the Plan of Section Eight, Cherokee Hills of Record in Plat Book 3700 at Page 153, Register's Office of Davidson County, Tennessee to which reference is made

Being the same property conveyed to Maria Trinidad Nunez, Alvaro Antonio Caceres Montenecro and Jesus Morales, as tenants in common with rights of survivorship by Quit Claim Deed from Maria Trinidad Nunez dated 11/19/2019 and recorded 11/21/2019 as instrument no. 201911210120201, Register's Office for Davidson County, Tennessee.

Alvaro Antonio Caceres deeded his 1/3 interest to Maria Trinidad Nunez by Quit Claim Deed dated 1/28/2023 and recorded 2/21/2023 as instrument no. 202302210012219.

This is an improved property commonly known as 125 Denise Drive, Antioch, TN 37013

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 26 day of July, 2023.

M D Trinidad Nunez
Maria Trinidad Nunez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Trinidad Nunez,** 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 26 day of July, 2023.

Notary Public

My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jesus Morales
Jesus Morales

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jesus Morales,** 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 26 day of July, 2023.

Notary Public

My Commission expires: 9/21/26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Roberto Carlos Morales Nunez

Roberto Carlos Morales Nunez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Roberto Carlos Morales Nunez,** 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 26 day of July, 2023.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 7/26/2023 (date of document).

Affiant Signature

8/15/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 of August, 2023

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-1-2025