Karen Johnson Davidson County
Batch# 1040937 DEEDQC
08/21/2023 03:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230821-0065207

QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert J. Notestine, III, Attorney at Law
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

File No.: 23-0434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oscar Alejandro Herrera and Leonel Eliseo Herrera Zarate	New Owners	Map: 15007029700
(NAME) 712 Vanguard Place	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARIA ELENA ZARATE VERBER, AN UNMARRIED WOMAN, A 90% INTEREST AND MA C. ZARATE DE HERRERA, MARRIED, A 10% INTEREST,

HEREINAFTER CALLED THE GRANTORS, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO

OSCAR ALEJANDRO HERRERA, UNMARRIED, A 45% INTEREST AND LEONEL ELISEO HERRERA ZARATE, UNMARRIED, A 45% INTEREST, AND MARIA ELENA ZARATE VERBER, AN UNMARRIED WOMAN, A 10% INTEREST,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 41A Zone Lot Division, Lot No. 41, Lakeshore Woods, Section Three, as of record in Book 5200, Page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Maria Elena Zarate Verber, an unmarried woman, a 90% interest and Ma C. Zarate De Herrera, married, a 10% interest, by deed from Maria Elena Zarate Verber, an unmarried woman, of record in Instrument No. 20210208-0017975, dated February 8, 2021, Register's Office for said County.

This is improved property, known as 3370 Oak Trees Court, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

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 21st day of August, 2023.

Ma. Elena Zarate V.

Maria Elena Zarate Verber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria Elena Zarate Verber, 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 this, 21st day of August, 2023.

My Commission Expires: 3/6/24

Patricia Nichols
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ma C. Zarate de Herrera

Ma C. Zarate De Herrera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ma C. Zarate De Herrera, 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 this, 21st day of August, 2023.

My Commission Expires: 3/6/24

Patricia Nichols
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Julia Wyatt, 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 August 21, 2023.

(AFFIANT) – Julia Wyatt

August 21, 2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me August 21, 2023.

My commission expires: 10/2/23

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public