Name and Address of New Owner:
Sara Camelia Plaza Chunga and Brian Antonio Suarez Plaza
1421 Jackson Place
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1042525 DEEDQC
08/25/2023 08:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066467

Map & Parcel No: 09805017900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sara Camelia Plaza Chunga and Brian Suarez Plaza, joint tenants with right of survivorship** "the Grantors," convey and quitclaim unto **Sara Camelia Plaza Chunga, unmarried and Brian Suarez Plaza, married, and Ivan Praxedes Salazar Villanueva, as joint tenants as with right of survivorship ,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 28-B, as shown on the map entitled the Plan of Zone Lot Division of Lots 23 , 27, 28 and 48, Hunter's Point Subdivision, of record in Plat Book 5200, Page 736, and Amended in Plat Book 6900, Page 366, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 28-B fronts 43.21 feet on the westerly margin of Hunter's Point and extends back to 149.27 feet on the southerly line, which is a broken line, and 174.23 feet on the easterly line to a dead line in the rear measuring 13.62 feet thereon.

Being the same property conveyed to Sara Camelia Plaza Chung and Brian Suarez Plaza, as joint tenants with right of survivorship, by Warranty Deed from Amanda R. Helton, unmarried, dated August 10, 2023, of record in Instrument No. _202308250066465_, Register's Office for Davidson County, Tennessee.

Improved property known as 5160 Hunters Point Ln, Hermitage, TN 37076

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 10th day of August, 2023.

_____ (SEAL)
Sara Camelia Plaza Chunga

_____ (SEAL)
Brian Suarez Plaza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2023, before me personally appeared **Sara Camelia Plaza Chunga and Brian Suarez Plaza**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 10th day of August, 2023.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or 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 and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

202308250066467

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/10/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

