Karen Johnson Davidson County
Batch# 1042971 DEEDQC
08/25/2023 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230825-0066755

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
Vera Baquet and E. Victoria Rundberg-Rivera, Co-Trustees of Baquet and Rundberg-Rivera Revocable Living Trust	Vera Baquet and E. Victoria Rundberg-Rivera	173 09 0A 234.00
7156 Sunnywood Drive	1205A Chester Ave	
Nashville, TN 37211	Nashville, TN 37206	

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **E. V. RUNDBERG-RIVERA and VERA A. BAQUET, SPOUSES,** do hereby convey to **VERA BAQUET and E. VICTORIA RUNDBERG-RIVERA, Co-Trustees of THE BAQUET AND RUNDBERG-RIVERA REVOCABLE LIVING TRUST dated August 25, 2023**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Phase "E," Lenox Village, of record in Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to E. V. Rundberg-Rivera and Vera A. Baquet, spouses, from David J. Garcia and Shannyn Garcia, husband and wife, by Warranty Deed dated August 15, 2016, of record in Instrument No. 20160815-0085049, Register's Office for Williamson County, Tennessee.

E. V. Rundberg-Rivera and E. Victoria Rundberg-Rivera are one and the same person. Vera A. Baquet and Vera Baquet are one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is improved property known as 7156 Sunnywood Drive, Nashville, Tennessee 37211.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of August, 2023.

E. V. RUNDBERG-RIVERA

VERA A. BAQUET

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **E. V. RUNDBERG-RIVERA** and **VERA A. BAQUET**, spouses, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Brentwood Tennessee, on this the 25th day of August, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
25th day of August, 2023.

Elizabeth Ryder Sykes
Notary Public

My commission expires: ELIZABETH RYDER SYKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 25, 2023.

August 25, 2023
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of August, 2023.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

