QUITCLAIM DEED for Tenancy by the Entirety

The actual consideration or value for this transfer is $ -0-

Mercedes Ortega
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 18 day of SEPTEMBER, 2023

NOTARY PUBLIC
My Commission Expires: 03/06/2024

Karen Johnson Davidson County
Batch# 1051303 DEEDQC
09/19/2023 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230919-0073247

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
EFRAIN RIERA, et ux, MERCEDES ORTEGA 311 Larkin Springs Rd. Madison, Tennessee 37115	New Owners	043 15 0 / 272.00

FOR LOVE AND AFFECTION AND ***for the purpose of creating a Tenancy by the Entirety*** between EFRAIN RIERA and wife, MERCEDES ORTEGA, to correct the marital status on the previous deed, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **EFRAIN RIERA**, a married man, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all right title and interest equitable and otherwise unto:

EFRAIN RIERA, and wife, **MERCEDES ORTEGA**, the GRANTEES herein, to hold as tenants by the entirety, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 1 on the Plan of Fitz Subdivision, of record in Book 8250, page 294, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being all the same property conveyed to EFRAIN RIERA, "unmarried", by deed from Lamont Jordan dated December 28, 2007, of record as Instrument #20080104-0000914, Register's Office for Davidson County, TN.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 311 Larkin Springs Rd., Madison, TN 37115.

Witness my hand this 18th day of SEPTEMBER, 2023.

EFRAIN RIERA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named EFRAIN RIERA the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 18 day of SEPTEMBER, 2023.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From: EFRAIN RIERA

To: EFRAIN RIERA, and wife, MERCEDES ORTEGA

Property: 311 Larkin Springs Rd. Madison, TN. 37115

This Instrument was Prepared by:
Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LJELAW.com

202309190073247

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Sept 18 2023.

Leroy Johnston Ellis, IV, Affiant

Sept 18, 2023
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 18 day of September, 2023.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com