Karen Johnson Davidson County
Batch# 1059899 DEEDQC
10/12/2023 08 27:30 AM 2 pgs
Fees $12.00 Taxes. $0 00

20231012-0079858

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: **MUSIC CITY ESTATE LAW** **1650 MURFREESBORO ROAD** **SUITE 130** **FRANKLIN, TN 37067** **(615) 628-7775** YESSENIA SALDANA Notary Public - California Riverside County Commission # 2384074 My Comm. Expires Nov 21, 2025	STATE OF CALIFORNIA) COUNTY OF Riverside) The actual consideration for this transfer is $10.00. Affiant Subscribed and sworn to before me, this 16 day of August 2023. Yessenia Saldana Notary public My commission Expires: Nov. 21, 2025

QUITCLAIM DEED

Address New Owner: Juan and Marcela Duran Irrevocable Trust 109 Hickory Park Lane Antioch, TN 37013	Send Tax Bills to: Juan and Marcela Duran Irrevocable Trust 109 Hickory Park Lane Antioch, TN 37013	Map-Parcel #: Map 163-9 Parcel 4 05DU62851

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Juan M. Duran and wife, Marcela Duran, do hereby quitclaim, transfer and convey unto Juan Antonio Duran, as Trustee of the Juan and Marcela Duran Irrevocable Trust dated August 16, 2023, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

BEING Lot No. 8, on the plan of Bell Trace, Section I, of record in Book 5210, Page 36, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juan M. Duran and wife, Marcela Duran, from Nancy K. Overstreet, unmarried, by Warranty Deed dated September 6, 1996, and recorded on September 11, 1996, Document No. 0224038, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 109 Hickory Park Lane, Antioch, Tennessee 37013

Witness my hand this 16 day of August 2023.

Juan M. Duran, Grantor

Marcela Duran, Grantor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On August 16 2023 before me, Yessenia Saldana, Notary Public (here insert name and title of the officer), personally appeared Juan M. Duran and Marcela Duran, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

YESSENIA SALDANA
Notary Public - California
Riverside County
Commission # 2384074
My Comm. Expires Nov 21, 2025