Name and Address of New Owner:
Valentin Hernandez Sanchez
3320 Hamilton Church Rd
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 15014009000

Karen Johnson Davidson County
Batch# 1068631 DEEDQC
11/06/2023 09:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231106-0086479

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, **Rosa Cano Rivera, unmarried,** "the Grantor," convey and quitclaim unto **Valentin Hernandez Sanchez, an unmarried man,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Lot 10, Section 2, Addition to Jamestown Estates, as shown on Plat of record in Book 8250, Page 371, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Rosa Cano Rivera by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association dated October 6th 2011 and recorded October 11th 2011 of record in Instrument Number 20111021-0081927 Register's Office for Davidson County, Tennessee.

This is improved property known as 3320 Hamilton Church Rd, Antioch, TN 37013

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 GRANTEE, 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 _____ day of October, 2023.

_____(SEAL)
Rosa Cano Rivera

_____(SEAL)
Valentin Hernandez Sanchez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9 day of October, 2023, before me personally appeared **Rosa Cano Rivera**, 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 9 day of October, 2023.

_____
Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9 day of October, 2023, before me personally appeared **Valentin Hernandez Sanchez**, 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 9 day of October, 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 9 day of October, 2023.

_____
Notary Signature
My commission expires:

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

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 10.9.23 (date of document).

Affiant Signature

10.9.23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

