Karen Johnson
Batch # 1080105
12/08/2023 12:14:01 PM
Fees: $13.00 Taxes: $510.60
Davidson County
DEEDQC
2 pgs
20231208-0094950

This instrument prepared by:
Peter C. Robison
Cornelius & Collins, LLP
211 Athens Way, Suite 200
Nashville, TN 37228

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers
Norma Nitzia Bernabe Estebes 3663 Cainsville Rd. Lebanon, TN 37090	3663 Cainsville Rd. Lebanon, TN 37090	148-03-0-167.1

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration given for this conveyance is $138,000.00.

Norma Bernabe
Affiant

Sworn to and subscribed to before me this 8th day of December, 2023.

JULIA ANN WAYNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

Notary Public
My Commission Expires: 5-9-2026

FOR AND IN CONSIDERATION OF the Agreement of the Parties, we, ANGEL HUGO-LOPEZ and VIRGINIA LOPEZ-MENDEZ (hereinafter "Grantors"), by these presents do hereby quitclaim and convey to NORMA NITZIA BERNABE ESTEBES, (hereinafter "Grantee") all of Grantors' interest, right and title, which constitutes forty percent (40%) ownership, Grantee owning the other 60%, in and to a certain tract and parcel of land, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1046, as shown on the map entitled the Plan of Section 10, Cherokee Hills, or record in Book 4460, page 27, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being or part of the same property conveyed to Alejandro Orgel Yepez and wife, Norma N. Oregel from William A. Smotherman, III, of record as in Instrument No. 20100629-0050543, dated November 1, 2016, in said Register's Office for Davidson County, Tennessee.

Being the same undivided 40% interest in property conveyed to Grantors by Alejandro Oregel Yepez and wife, Norma N. Oregel, by Deed of Record in Document No: 20190306-0020368, dated March 4, 2019, in said Register's Office

for Davidson County, Tennessee. Norma N. Oregel and Norma Nitzia Bernabe Estebes are one and the same person.

This is improved property known as 190 Luna Drive, Nashville, Tennessee 37211.

This conveyance is subject to all easements, Restrictive Covenants shown on Plat of Record in Book 4460, Page 27, of the Register's Office for Davidson County, and any other matters which might affect the property, Grantor's intent being only to convey whatever interest in the property he/she has.

IN WITNESS WHEREOF, Grantor has set its hand this 8th day of December, 2023.

ANGEL HUGO-LOPEZ, Grantor

VIRGINIA LOPEZ-MENDEZ, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, JULIA A. PAYNE, a Notary Public in and for said State and County, personally appeared **Angel Hugo-Lopez and Virginia Lopez-Mendez**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 8th day of DECEMBER, 2023.

JULIA ANN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

NOTARY PUBLIC
My Commission Expires: 5-9-2026