Prepared by:
Cain & Associates, PLLC
206 Gothic Court, Ste 300
Franklin, TN 37067

Karen Johnson Davidson County
Batch # 1081782 DEEDQC
12/14/2023 11:42:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231214-0096543

STATE OF TN
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $0.00

Elena Mtz
Affiant

Subscribed and sworn to before me, this 1 **day of** Nov., **2023.**

Notary Public
My commission expires: 9/21/24

NANCY SIHARATH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jose Hurtado	New Owner	149-09-0-068.00
1204 Russell Street		
Nashville, TN 37206		

QUITCLAIM DEED

For and in consideration of the sum of zero dollars & no/100 ($0.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elena Martinez Trejo,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Jose Hurtado,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 of Barclay Square Subdivision, of record in Plat Book 4807, page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Elena Martinez Trejo by Quitclaim Deed from Jose Hurtado dated September 28, 2015 of record as Instrument No. 20151007-0102124, Register's Office for Davidson County, Tennessee.

This property is improved property known as: **704 Richards Road, Antioch, TN 37013.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

[THE REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY.]

WITNESS my hand this 1st day of Nov, 2023.

Elena Martinez Trejo

Elena Martinez Trejo

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Elena Martinez Trejo**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of Nov, 2023.

Notary Public

NANCY SIHARATH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 9/21/24