Karen Johnson Davidson County
Batch# 1085123 DEEDQC
12/22/2023 12:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231222-0098865

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars and no/100 ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **David Ortiz, a married man** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **David Ortiz and Maira Henrriquez Figueroa, a married couple** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 86, on the Plan of Sequoia Valley, Section 2, of record in Plat Book 3700, Page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Ortiz, an unmarried man, by virtue of that certain Warranty Deed dated October 21, 2020, and being of record at Instrument No. 20201021-0122518 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 22 day of **December, 2023.**

David Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **David Ortiz,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 22 day of **December, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS: **1305 Sioux Terrace, Madison, TN 37115**
TAX PARCEL NO.: **05309000800**
PROPERTY OWNER: **David Ortiz and Maira Henrriquez Figueroa**
OWNER'S ADDRESS: **1305 Sioux Terrace, Madison, TN 37115**
MAIL TAX BILLS TO: **David Ortiz and Maira Henrriquez Figueroa**
1305 Sioux Terrace, Madison, TN 37115

Certificate of Authenticity

I, Holly K Mason, 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 12/22/23.

Holly K Mason
Affiant Signature

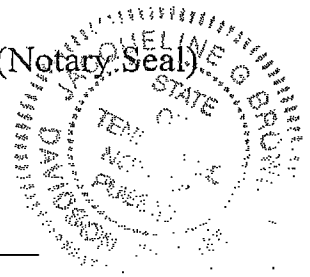
12/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of December, 2023

Jacqueline G Brown
Notary's Signature

(Notary Seal)



My Commission Expires: 11/8/25