Karen Johnson Davidson County
Batch# 1085739 DEEDQC
12/27/2023 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231227-0099361

THIS INSTRUMENT PREPARED BY:
HALE TITLE AND ESCROW, LLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

This instrument prepared upon information furnished by the parties without the benefit of a full and complete title examination, and without advice as to tax consequences. Hale Title and Escrow, LLC and Kathleen Hale McClellan, Esq. shall not be responsible for any matter that could have been resolved by a full and complete title examination and/or tax related counsel.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Marta I. Conde **177 Sheila Drive** **Antioch, TN 37013**	**NEW OWNER**	**162 02 0 241.00**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and under the terms of the Final Decree of Divorce between the parties in Case No. 22D-1705 in the Davidson County Circuit Court, Tennessee, **Adan L. Conde, unmarried and Marta I. Conde, unmarried**, (hereinafter called the **"Grantor")**, hereby quitclaims and convey all of their right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Marta I. Conde, unmarried,** (hereinafter called the **"Grantee"**), her heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, being Lot No. 283 on the Plan of Colewood Acres, Section 4, of record in Plat Book 4175, Page 144, in the Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Adan L. Conde and Marta I. Conde, Husband and Wife, by Warranty Deed from Mary Diane Kuzina and husband, Michael Andrew Kuzina, Jr., of record in Instrument No. 20090713-0064816, in the Register's Office of Davidson County, Tennessee, dated July 09, 2009 and recorded on July 13, 2009. See Divorce filed in Case No. 22D-1705, Davidson County Circuit Court.

This property is known as **177 Sheila Drive, Antioch, TN 37013**.

EFFECTIVE the 19 **day of December, 2023.**

Marta I. Conde

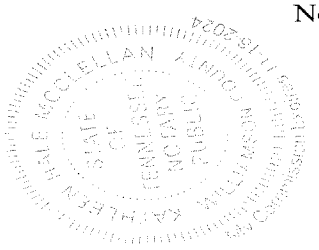
STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Marta I. Conde, the within named bargainor, 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 19 **day of December, 2023**.

My commission expires:_____

Notary Public



THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY. SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.

Adan L. Conde

STATE OF TENNESSEE
COUNTY OF ~~**DAVIDSON**~~ WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Adan L. Conde, the within named bargainor, 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 18 **day of December, 2023**.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF ~~**DAVIDSON**~~ WILLIAMSON

The actual consideration for this transfer is Ten and NO/100 ($10.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 18 **day of December, 2023**.

My commission expires:_____

Notary Public

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 12/19/23.

Date

Affiant Signature

12/19/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of December, 2023.

Notary's Signature

My Commission Expires: Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2026