THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2023-1341	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 19 day of Dec., 2023. *Notary Public* *My commission expires* 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Name and Address of New Owner:
Ricardo Linares Mollinedo and Eva Torress Ajanel
1328 Saturn Drive
Nashville, TN 37217

Send Tax Bills To:
First National Bank of America
241 East Saginaw Street
East Lansing, MI 48823

Karen Johnson Davidson County
Batch# 1087201 DEEDQC
01/02/2024 08:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240102-0000037

Street Address of Subject Property:
1328 Saturn Drive
Nashville, TN, 37217

Parcel ID:
120-06-0-012.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ediberto Sontay, married**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Ricardo Linares Mollinedo and Eva Torress Ajanel, husband and wife,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 139 on the Plan of Stardust Acres of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Ediberto Sontay, married, and Ricardo A. Linares Mollinedo and Eva Torress Ajanel, husband and wife by Quitclaim Deed from Amanda Torres of record in Instrument No. 20171130-0122212 Register's Office for Davidson County, Tennessee, dated November 21, 2017 and recorded on November 30, 2017.

This property is not now, nor has it ever been, the marital residence for Ediberto Sontay.

WITNESS my hand this 19th day of December, 2023.

Grantor – Ediberto Sontay

Amelia Swanson
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ediberto Sontay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 19th day of December, 2023.

NOTARY PUBLIC

My commission expires: 3/23/27

True Copy Certification

I, Yvette Meldrum, 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 Dec. 19, 2023.

Affiant Signature

Dec. 19, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19th day of Dec. 2023.

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25