Karen Johnson Davidson County
Batch# 1088201 DEEDQC
01/03/2024 02:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240103-0000711

**THIS INSTRUMENT PREPARED BY:**

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

# QUITCLAIM DEED

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Nicholas George Barreiro<br>3210 Bradfield Dr.<br>Nolensville, TN 37135 | SWBC Mortgage Corp.<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 033-16-0-138.00 |

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Christina Mellstrom Sabol, unmarried,** by these presents does hereby quitclaim and convey unto the **Nicholas George Barreiro, unmarried,** their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 117-A on the Plan of Section 2 Primrose Meadows of record in Plat Book 5200, Page 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alden Horton, III and wife, Juli Horton by Special Warranty Deed from Ruth M. Lemmonds of record in Instrument No. 20160620-0062744 Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

Being the same property conveyed to Nicholas George Barreiro and Christina Mellstrom Barreiro-Sabol, husband and wife by Warranty Deed from Alden Horton, III and wife, Juli Horton of record in Instrument No. 20220419-0045190 Register's Office for Davidson County, Tennessee, dated April 7, 2022 and recorded on April 19, 2022.

**Being also known as 214 Nelson Court East, Madison, TN 37115.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29 day of December, 2023.

Affiant

My commission expires:

Notary Public

(Affix Seal)

JOHN ANTHONY HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29TH day of December, 2023.

Christina Mellstrom Sabol

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 29th day of December, 2023.

Notary Public

My Commission Expires: 9/6/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2025

## Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **December 29, 2023** (date of document).

Affiant Signature

January 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25