Karen Johnson Davidson County
Batch# 1093838 DEEDQC
01/24/2024 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240124-0004871

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roberto G. Pantoja 1016 Chicamauga Avenue Nashville, TN 37206	Same	083 05 0 070.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, BAILEY ROSE PANTOJA (the "Grantor"), hereby quitclaim and convey to ROBERT G. PANTOJA, all of my right, title and interest in that certain real property in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "E" on the Plan of Eastwood Addition to Nashville of record in Book 332, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southerly side of Chicamauga Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by deed of record in Book 20140422-0033678, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Chicamauga Avenue, Nashville, Tennessee.

[See next page for signatures]

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 5 day of January, 2024.

Bailey Rose Pantoja (shoulders)
BAILEY ROSE PANTOJA

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Bailey Rose Pantoja, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 5 day of January, 2024.

JASON GRENSTINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar. 3, 2026

Jason Grenstiner
Notary Public
My Commission Expires: 3/3/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2024.

MICHELE KRISTIANNE TOUCHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires March 3, 2028

Notary Public
My Commission Expires: 3-3-26

37066847.1

Certificate of Authenticity

I, Lucretia Albert, 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 January 24, 2024.

Date

Lucretia Albert

Affiant Signature

01/24/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of January, 2024

Notary's Signature

My Commission Expires: 7-7-25

Date

Notary's Seal (if on paper)

JENNIFER R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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