Karen Johnson Davidson County
Batch# 1095299 DEEDQC
01/29/2024 12:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240129-0006021

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075** FILE 2176141	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26TH DAY OF JANUARY 2024. NOTARY PUBLIC MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
The Lisette and Francisco Acevedo Revocable Trust Dated May 19, 2015	Same as new owner	086120E15200CO
(NAME) 6291 East El Paseo Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Long Beach CA 90815	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LISETTE R ACEVEDO AND FRANCISCO J ACEVEDO, WIFE AND HUSBAND**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **THE LISETTE AND FRANCISCO ACEVEDO REVOCABLE TRUST DATED MAY 19, 2015,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 152, on the plan of RIVERBROOK, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210701-0089420, amended and restated in Instrument 20211112-0150682, amended and restated in Instrument 20211207-0162045, amended in Instrument 20220118-0006984, Instrument 20220222-0019829, Supplemented in Instrument 20220701-0076393, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Lisette R Acevedo and Francisco J Acevedo, wife and husband by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 26 2024 and recorded in Instrument No. ———202401290006019———, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **an improved property known as 1608 Espy Alley, Hermitage, TN 37076.**

WITNESS my/our hand(s) this 26th day of January 2024.

Lisette R Acevedo

Francisco J Acevedo

STATE OF **CALIFORNIA**
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Lisette R Acevedo and Francisco J Acevedo with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 26th day of **January 2024.**

Notary Public

My Commission Expires: 10/05/2026

TU TUAN DAO
COMM. # 2416824
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 5, 2026

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } s.s.

Subscribed and sworn to (or affirmed) before me on this 26 day of January, Month
2024
~~2023~~, by Lisette R. Acevedo and
Name of Signer (1)

(10)

_____, proved to me on the basis of
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

Tu Tuan Dao

For other required information (Notary Name, Commission No. etc.)

TU TUAN DAO
COMM. # 2416824
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 5, 2026

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Quit claim Deed

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
1 form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: _____

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CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 1/26/24.

AFFIANT

DATE: 1/29/24

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 29 day of January, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027