RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N Mt Juliet Rd, Suite 203
Mt. Juliet, TN 37122
File No.: QWB-18744-23

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1097179 DEEDQC
02/02/2024 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240202-0007355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of Jan, 2024.

NOTARY PUBLIC

My commission expires: August 31 2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow, LLC, 2231 N Mt Juliet Rd, Suite 203, Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Padilla Romero & Denis Javier Castellanos Zelaya 7576 Maggie Dr Antioch, TN 37013	Same as Address of New Owner	182-02-0B-122.00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Katherine Padilla Romero, an unmarried woman,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Katherine Padilla Romero, an unmarried woman and Denis Javier Castellanos Zelaya, an unmarried man, as joint tenants with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Phase 10, Evergreen Hills, of record in Instrument #20220907-0100356, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Katherine Padilla Romero, an unmarried woman, by Warranty Deed from Haven Builders, LLC, a Tennessee limited liability company dated 01/12/2024 and recorded _____ in Instrument No. 202402020007353, Register's Office of

WITNESS MY HAND, this 12 day of January 2024

Grantor

Katherine Padilla Romero

Katherine Padilla Romero

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, **Katherine Padilla Romero** , 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 and seal, this 12 day of January, 2024

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 31, 2027

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **1/12/24** (date of document)

1/25/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **25** day of **January**, 202**4**.

Notary's Signature

My Commission Expires: 12-5-2024

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY