This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14 day of February, 2024.

Notary Public

My Commission expires 3/3/2025

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Veronica Lopez Mena
109 Smith Springs Court,
Nashville, TN 37217

SEND TAX BILLS TO:
Veronica Lopez Mena
109 Smith Springs Court,
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1101353 DEEDQC
02/15/2024 09:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240215-0010476

MAP AND PARCEL NUMBER: 13508000500

QUITCLAIM DEED
24NT00123

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Santiago Flores and Veronica Lopez Mena, as tenants in common with rights of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Veronica Lopez Mena

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Springwood Place Subdivision, of record in Plat Book 6200, Page 911, and corrected by Surveyors Certificate of Correction in Book 8174, page 818, Register's Office for said County, to which reference is made for a more complete description

.

Being the same property conveyed to Santiago Flores and Veronica Lopez Mena, as tenants in common with rights of survivorship from Santiago Flores, a married man, by Quitclaim Deed dated 01/15/2020 and recorded 01/15/2020 in Instrument No. 20200115-0005394, Register's Office of said County.

Being the same property conveyed to Santiago Flores, a married man, by Cash Deed from Julian Castro, The Secretary of Housing and Urban Development of Washington, D.C., dated 08/12/2016 and recorded 08/15/2016 in Document No. 20160815-0084571 Register's Office for Davidson County, TN.
This is an improved property commonly known as: 109 Smith Springs Ct, Nashville, TN 37217-3400

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of February, 2024.

Santiago Flores
Santiago Flores

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Santiago Flores,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of February, 2024.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Veronica Lopez Mena
Veronica Lopez Mena

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Veronica Lopez Mena** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of February, 2024.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 2/14/2024 (date of document).

Affiant Signature

2/14/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 of February, 2024

(SEAL)

Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025