QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1102287 DEEDQC
02/20/2024 10:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240220-0011241

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24617249

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Maria Mendoza and Juan Mendoza**
Address of New Owner(s): **804 Richards Road, Antioch, TN 37013**

Property ID NUMBER: 148 12 0 138.00

THIS INDENTURE, made and entered into this 12 day of Feb, 2024, by and between **Maria Mendoza, a single Woman,** party of the first part, and **Maria Mendoza, a single Woman and Juan Mendoza, a single Man, as Joint Tenants with Rights of Survivorship** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 124 ON THE PLAN OF HAZELWOOD, SECTION FOUR, OF RECORD IN PLAT BOOK 3842, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

For Information Purposes Only:

Being the same property conveyed to Maria Mendoza, by deed dated _____ and recorded on _____ in Deed Instrument/Case No. 202402200011240, in the County Clerk's Office.

TMS: 148 12 0 138.00

Property Address: 804 Richards Road, Antioch, TN 37013

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73674039 QC101 01 0304

WITNESS the signature of the said party of the first part the day and year first above written.

Maria Mendoza

Maria Mendoza

STATE OF TN

COUNTY OF DAVIDSON **Acknowledgement**

On this 12 day of FEB, 2024, before me personally appeared Maria Mendoza, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 12 day of FEB 2024.

Signature of Notary Public

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

MCD 73674039 QC101 01 0304

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$178,700.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(4)**

Maria Mendoza
Affiant

Subscribed and sworn to before me this 12 day of Feb 2024.

Notary Public Signature
My commission expires: 4·19·26

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

MCD 73674039 QC101 01 0304

202402200011241

Tennessee Certification of Electronic Document

I, Sam Rider, 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 2/12/2024 (date of document).

Affiant Signature

Feb 14, 2024
Date

State of Michigan

County of Wayne

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

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE