Karen Johnson Davidson County
Batch# 1104545 DEEDQC
02/26/2024 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240226-0012919

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:
1ST QUALITY TITLE, LLC
987 VESTA RD
LEBANON, TN 37090

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Thomas E. Verrier and Zorinka Coromoto Perez De Ortega, husband and wife, as tenants by the entirety, does this day bargain, sell, release, remise, quitclaim and convey my interest unto Thomas E. Verrier and Zorinka Perez Verrier, husband and wife, as tenants by the entirety, to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Stone Creek Park, Section 1B of record in Plat Book 9700, Page 389, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas E. Verrier, single man by Warranty Deed from Jason E. Morales and wife, Erin K. Morales, dated June 17, 2016, recorded June 29, 2016 of record in Instrument Number 20160629-0066393, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to unto Thomas E. Verrier and Zorinka Coromoto Perez De Ortega, husband and wife, as tenants by the entirety, by Quitclaim Deed from Thomas E. Verrier, dated May 24, 2019, recorded May 24, 2019, of record in Instrument No. 20190524-0049470, Register's Office for Davidson County, Tennessee. Zorinka Perez Verrier is one and the same person as Zorinka Coromoto Perez De Ortega.

This is improved property known as 113 Holt Branch, Nashville, TN 37211.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 26th day of February 2024.

Thomas E. Verrier

Zorinka Coromoto Perez De Ortega n/k/a Zorinka Perez Verrier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared unto Thomas E. Verrier and Zorinka Coromoto Perez De Ortega n/k/a Zorinka Perez Verrier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of February 2024.



Kristi McCoy 3/6/27
NOTARY PUBLIC
MY COMMISSION EXPIRES:

AFFIDAVIT

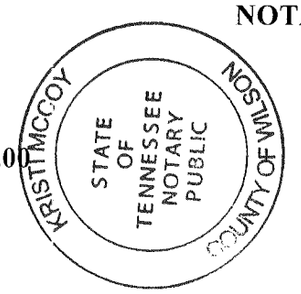
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Thomas E Verrier
Affiant

Subscribed and sworn to before me this 26th day of February 2024.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/6/27



Map & Parcel No.: 180-03-0-A-016.00

Name and address of new owner:
Send tax bills to:
Thomas E. Verrier and Zorinka Perez Verrier
113 Holt Branch
Nashville, TN 37211

Certificate of Authenticity

I, **Kristi McCoy**, 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 **February 26, 2024.**

Kristi McCoy 2/26/24

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **February 26, 2024.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

