) County
Batch # 1104997
DEEDQC
02/27/2024 12:55:46 PM
2 pgs
Fees: $13.00 Taxes: $222.00
20240227-0013273

PROPERTY TAX INFORMATION:
OWNER:
MARIO PATINO RODRIGUEZ
212 PIN OAK COURT
ANTIOCH, TN 37013

SEND TAX BILLS TO:
SAME AS ABOVE

PREPARED BY:
Micheal A. Jones
Attorney at Law
501 N.W. BROAD ST.
Murfreesboro, Tennessee 37130
(615) 410-3064

From information furnished
by the parties.
Map Parcel No. 164-12-0-058.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, ROSYVEL VERGARA RAMIREZ, of the County of Davidson and State of Tennessee, for and in consideration of Ten Dollars ($10.00), and other good and valuable consideration do hereby bargain, sell, release, remise, quitclaim and convey unto MARIO PATINO RODRIGUEZ, of the County of Davidson and State of Tennessee all my right, title and interest in and to the following real property situated in Antioch, Davidson County, Tennessee, and being more particularly described; to wit:

Land in Davidson County, Tennessee, being Lot No. 186 on the Plan of 2nd Revision to the Final Plat of Meadow Woods, (erroneously referenced in prior deed as Meadows Woods), Phase 1 of record in Plat Book 9700, Page 570, in the Register's Office for Davidson County, Tennessee, to which Plan reference in hereby made for a more complete description of the property.

Being the same property conveyed to Tyrone Pearson, a single person and Stefanie Mayo, a sigle person as joint tenants with right of survivorship by Warranty deed from Jerry Butler Builders, LLC of record in Instrument No. 20000329-0031324 Register's Office for Davidson County, Tennessee, dated February 29, 2000 and recorded on March 29, 2000.

Tyrone Pearson and Stephanie Mayo having since married.

Stephanie Mayo is now known as Stephanie Pearson.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book Plat Book 9700, Page 570, Book 10788, Page 10, Register's Office for Davidson County, Tennessee.

further being the same property conveyed to Mario Patino Rodriguez, a single man and Rosyvel Vergara Ramirez, a single woman, by deed dated May 26, 2016. of record in Instrument No. 20160601-0054885, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

This is an improved property known as 212 Pin Oak Court, Antioch, TN 37013.

WITNESS my hand and seal this 22 day of February, 2024.

ROSYVEL VERGARA RAMIREZ

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public in and for said County and State, the within named ROSYVEL VERGARA RAMIREZ the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 22nd day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 11/28/26.

BETHANIE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026

AFFIDAVIT OF VALUE

I hereby swear or affirm that to the best of the Affiant's knowledge, information and belief, that the actual consideration of this transfer is $60,000.00 dollars.

AFFIANT

Sworn to and subscribed before me, on this 22nd day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 11/28/26.

BETHANIE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 11-28-2026