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

Karen Johnson Davidson County
Batch# 1108875 DEEDQC
03/08/2024 08:34:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240308-0016118

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 7 day of March, 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:
Iglesia Monte Los Olivos Asambleas De Dios
1009 Stonemark Trail,
LaVergne, TN 37086

SEND TAX BILLS TO:
Iglesia Monte Los Olivos Asambleas De Dios
1009 Stonemark Trail,
LaVergne, TN 37086

MAP AND PARCEL NUMBER: 16200023400

QUITCLAIM DEED
24NT00157

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,

Rolando Viveros, a married man

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

Iglesia Monte Los Olivos Asambleas De Dios

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 the 5th Civil District of Davidson County, Tennessee, described according to a Boundary Survey and Division of the Jobs Property made in June, 1974 by Barry Greer & Associates, Land Surveyors, Nashville, Tennessee, Drawing No. 340, as follows:

Beginning at the southeast corner of the Thomas Delancy Baker property, thence along Old Hickory Boulevard, S 17 deg. 09 min. 31 sec. E 125 feet to corner post, thence S 67 deg. 57 min. 22 sec. W along old wire fence, 604.00 feet to post, S 77 deg. 44 min. 50 sec. W 277.78 feet to existing planted stone at corner post, thence N 12 deg. 48 min. 28 sec. 164.50 feet along old wire fence to the boundary line of the Thomas Delancy Baker property; thence S 73 deg. 20 min. 15 sec. W along the boundary line of the Thomas Delancy Baker property, 816.30 feet to the beginning.

Being the same property conveyed to Rolando Viveros, a married man from Jeff T. Seat a/k/a Jeffrey T. Seat, a married man, by Warranty Deed dated 01/26/2024 and recorded 01/30/2024 in Instrument No. 20240130-0006393, Register's Office of said County.

Being the same property conveyed to Jeff T. Seat by Warranty Deed from Charles W. Baker of record as Instrument No. 20021111-0138932 in the Register's Office for Davidson County, Tennessee, dated October 8, 2002 and recorded on November 11, 2002. Jeff T. Seat and Jeffrey T. Seat are one and the same.

This is an improved property commonly known as: 14821 Old Hickory Blvd, Antioch, TN 37013-4206

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 28 day of February, 2024.

Rolando Viveros

Rolando Viveros

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Rolando Viveros,** 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 28 day of February, 2024.

Notary Public

My Commission expires: 9 / 21 / 26.

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202403080016118

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 2/28/2024 (date of document).

Affiant Signature

3/7/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 of March, 2024

(SEAL)

Notary's Signature
My Commission Expires:

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