QUITCLAIM DEED

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF March 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd., Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jose Giron Buruca	Jose Giron Buruca	
7645 Gunners Landing (NAME)	(NAME)	176 06 0A 142.00
(ADDRESS)	Same (ADDRESS)	
Antioch , TN 37013	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Jose Ricardo Giron Blanco**, hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey and quitclaim unto **Jose Giron Buruca**, hereinafter called the **GRANTEE**, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING all of Lot No. 142 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 2 of Instrument No. 20210409-0047646, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Jose Giron Buruca and Jose Ricardo Giron Blanco by Quitclaim Deed from Jose Giron Buruca dated September 27, 2022 and filed of record in Instrument 20221003-1008707, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 7645 Gunners Landing Dr, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 7 day of March, 2024

Jose Ricardo Giron Blanco

Karen Johnson Davidson County
Batch # 1108965 DEEDQC
03/08/2024 11:14:09 AM 1 pg
Fees: $12.00 Taxes: $0.00
20240308-0016270

STATE OF TENNESSEE)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jose Ricardo Giron Blanco , the within named bargainor, 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, at office, this 7 day of March, 2024.

Notary Public
My Commission Expires:

TERESA GLASS NOTARY PUBLIC TENNESSEE My Comm Exp. Sept. 21, 2027 COUNTY OF ROBERTSON