Karen Johnson Davidson County
Batch# 1112498 DEEDQC
03/19/2024 10:17:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240319-0018833

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 107081TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **CHRISTINA HERRERA**, a married woman, for Zero Dollars and 00/100 ($0.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **CHRISTINA HERRERA**, a married woman and **JUAN HERRERA JR**, unmarried, as joint tenants with right of survivorship, whose address is 376 Ocala Dr, Nashville, TN 37211, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. 107, SOUTHWOOD, ACCORDING TO SURVEY AND PLAT OF SAME APPEARING OF RECORD IN BOOK 2663, PAGE 125 & 126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE DESCRIPTION OF SAID LOT.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 161 08 0 068.00
Street address of property: 376 Ocala Dr, Nashville, TN 37211

PCL107081TNDQTC01010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument number 20210505-0060356 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: CHRISTINA HERRERA and JUAN HERRERA JR, 376 Ocala Dr, Nashville, TN 37211

Signed this 8th day of March, 2024.

Signature(s) of Grantor(s):

Christina Herrera

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 8th day of March, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Christina Herrera**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL107081TNDQTC01010203

OATH OF CONSIDERATION

we, Christina Herrera and Juan Herrera Jr, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is 0.

Signed this 8th day of March, 2024.

Signatures of Affiant(s):

Christina Herrera

Juan Herrera JR

Juan Herrera Jr

Sworn and subscribed before me this 8th day of March, 2024

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PCL107081TNDQTC01010303

Tennessee Certification of Electronic Document

I, Brad Rodriguez, 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 March 8th, 2024 (date of document).

Affiant Signature

03/13/2024
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 13th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 2/9/26

NOTARY'S SEAL

NOTARY PUBLIC STATE OF TEXAS
TAMBRA LIMPUS EDWAN
ID #11087110
My Commission Expires
February 09, 2026