This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9116-CC

Karen Johnson Davidson County
Batch# 1113056 DEEDQC
03/20/2024 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240320-0019290

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of March, 2024.

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Noe D. Rodriguez Rivera 157 Ocala Dr. Antioch, TN 37013	New Owner	162 06 0 299.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Marta Alicia Perez Gil, a single person** ("Grantor") do/does hereby quitclaim and convey unto **Noe D. Rodriguez Rivera** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 71 on the Plan of Valley Green Subdivision of record in Book 4460, Page 97, Register's Office for said county. Said Lot No. 71 fronts 86.62 feet on the southerly margin of Ocala Drive and runs back between lines measuring 137.64 feet on the west side and 142.01 feet on the east side to a dead line N the rear measuring 84.3 feet thereon.

Being the same property conveyed to Noe D. Rodriguez Rivera, a single person and Marta Alicia Perez Gil, a single person by Warranty deed from Home TRS, LLC, of record in Instrument No. 20230412-0026897, Register's Office for Davidson County, Tennessee, dated March 8, 2023 and recorded April 12, 2024.

This is improved property located at: **157 Ocala Drive, Antioch, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of March, 2024.

GRANTOR:

Marta Alicia Perez Gil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marta Alicia Perez Gil, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of March, 2024.

Notary Public
My Commission expires: 1/4/2027 RR

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 3/20/2024.

Affiant Signature

3/20/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of March, 2024..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024