QUITCLAIM DEED

Prepared from information provided by the parties

Karen Johnson
Batch # 1113837
03/22/2024 08:17:19 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240322-0019742

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of March, 2024

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 2-22-25
(AFFIX SEAL)

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

HIS INSTRUMENT WAS PREPARED BY & RETURNTO:
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Y. Romero		
(NAME)	(NAME)	165 14 0 006.00
4637 Chutney Drive	Same as new owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Shirley Y. Romero, unmarried and Manuel De Jesus Romero, married, as tenants in common** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY QUITCLAIM UNTO **Shirley Y. Romero, unmarried** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 312, Revised, Section One, Peppertree Forest, according to plat and survey of the same appearing of record in Plat Book 6900, Page 973-975, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Shirley Y. Romero by Warranty Deed dated August 12, 2011 from PTE Development, LLC of record in Instrument Number 20110818-0063925, Register's Office for Davidson County, Tennessee. Being further conveyed to Shirley Y. Romero, unmarried and Manuel De Jesus Romero, married, as tenants in common by Quitclaim Deed dated July 20, 2023 from Shirley Y. Romero, unmarried of record in Instrument Number 20230802-0059495, said Register's Office.

Miriam Padilla Colindres joins in this conveyance to relinquish any rights she may have in and to the property by virtue of marriage to Manuel De Jesus Romero.

Improved Property known as: **4637 Chutney Drive, Antioch, TN 37013**

Witness our hands this 19th day of March, 2024.

Shirley Y. Romero

Manuel De Jesus Romero

Miriam Padilla Colindres

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Y. Romero and Manuel De Jesus Romero and Miriam Padilla Colindres the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of March, 2024.

Commission expires: 2-22-25

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES FEBRUARY 22, 2025

Notary Public