Name and Address of New Owner:
Marta Luisa Mejia Cortes
3101 Fieldstone Drive
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1113954 DEEDQC
03/22/2024 10:06:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0019964

Send Tax Bills To:
Marta Luisa Mejia Cortes
3101 Fieldstone Drive
Antioch, TN 37013

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 15007001600

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marta Luisa Mejia Cortes, unmarried woman,** "the Grantor," convey and quitclaim unto **Marta Luisa Mejia Cortes and Nelson Alexander Baquedano Rivera, tenants in common with full right of survivorship**"the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Being Lot No. 100 on the Plan of Towne Village of the Country, Section 1, as of record in Book 5200, Page 55, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 100 fronts 65 feet on the northerly margin of New Towne Road and extends back 206.86 feet along the easterly line and 206.06 feet along the westerly line to a dead line in the rear measuring; 65 feet thereon.
>
> Being the same property conveyed to **Marta Luisa Mejia Cortes, unmarried woman** by Warranty Deed from Sue W. Lamberth, dated March 8, 2024, of record in Instrument No. 202403220019962 , Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3224 New Towne Rd, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 8th day of March, 2024.

Marta Luisa Mejia Cortes (SEAL)
Marta Luisa Mejia Cortes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2024, before me personally appeared **Marta Luisa Mejia Cortes**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of March, 2024.

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 3/8/24 (date of document).

Affiant Signature

3/18/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

