Karen Johnson Davidson County
Batch# 1114085 DEEDQC
03/22/2024 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020137

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Angelica Hinojosa
2325 Broadview Dr.
Nashville, TN 37217

Send Tax Bill to:
New Owner

Map-Parcel Number:
149-03-0B 018.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2024.

Notary Public

My Commission Expires:
5-21-2024

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ISMAEL CORDERO MORIS, UNMARRIED AND ANGELICA HINOJOSA, UNMARRIED,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANGELICA HINOJOSA, UNMARRIED**, HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 2325 Broadview Dr., Nashville, TN 37217.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13th day of March, 2024.

Angelica Hinojosa

Ismael Cordero Moris

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 **Ismael Cordero Moris and Angelica Hinojosa,** the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of March, 2024.

My commission expires: 5.21.2024

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Exhibit A

Land in Davidson County, Tennessee, being Lot Number 18 on the Plan of Phase One, Kendall Park, of record in Instrument No. 20000728-0074429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ismael Cordero Moris, unmarried and Angelica Hinojosa, unmarried, by deed dated 10/01/2010, from Ismael Cordero Moris, an unmarried man, of record in Instrument No. 20101004-0079118, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 03/13/2024.

Affiant Signature

03/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY