THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

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 22nd day of March, 2024.

Notary Public
My Commission Expires: 9/8/25

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1114121 DEEDQC
03/22/2024 02:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240322-0020184

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Edy Rodelby Herrera Esteban and Robin Celestino Herrera Esteban 1119 Geneil Ln La Vergne, TN 37086	New Owner	175-04-0B-010.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edy Rodelby Herrera Esteban, unmarried and Noelia Jasmin Cabieles, unmarried** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Edy Rodelby Herrera Esteban, unmarried and Robin Celestino Herrera Esteban, married, as Tenants in Common with Right of Survivorship** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee being Lot 10 as shown on the Final Plat of Oliveri, Phase 3, SP Subdivision, of record as Instrument No. 20220510-0053138 in the 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 Edy Rodelby Herrera-Esteban, an unmarried man, and Noelia Jasmin Cabieles, an unmarried woman, with rights of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated May 30, 2023 and filed for record in Instrument No. 20230531-0041089, Register's Office for Davidson County, Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 4537 Rockland Trail, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 22nd day of March 2024.

GRANTOR(S):

Edy Rodelby Herrera Esteban

Noelia Jasmin Cabieles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of March 2024, before me personally appeared Edy Rodelby Herrera Esteban and Noelia Jasmin Cabieles to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of March 2024.

Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco , do hereby make oath that I am a licensed attorney and/or 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 22, 2024.

Affiant
Date: March 22, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY