Karen Johnson Davidson County
Batch# 1116050 DEEDQC
03/27/2024 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240327-0021482

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jose A. Salazar Ortiz and Karen Berenice Salazar Rosas 4316 Cambridge Drive Antioch, TN 37013	New owner	151090A16600CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jose A. Salazar Ortiz, an unmarried man**, by these presents does hereby quitclaim and convey unto, **Jose A. Salazar Ortiz, an unmarried man, and Karen Berenice Salazar Rosas, married, as joint tenants with rights of survivorship**, their successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 166, on the Final Plat, Phase 2, Section 1, Long Hunter Chase, Phase 2, of record in Plat Book 7900, Page 763, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jose A. Salazar Ortiz, an unmarried man by Warranty Deed from Tamika Brown and Sanchez Brown, wife and husband dated January 12th 2017 and recorded January 18th 2017 of record in Instrument No. 20170118-0005588 in the Register's Office for Davidson County, Tennessee.

Being also known as 4316 Cambridge Drive, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 27th day of March, 2024.

Affiant

My commission expires: 09/07/26
(Affix Seal)

Notary Public

HAYLIE HAWKINS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 27th day of March, 2024.

Jose Alberto Salazar Ortiz
Jose A. Salazar Ortiz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jose A. Salazar Ortiz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of March, 2024.

Haylie Hawkins
Notary Public

My Commission Expires: 09/07/26

HAYLIE HAWKINS
NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 27, 2024** (date of document).

Affiant Signature

March 27, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25