Karen Johnson Davidson County
Batch# 1122958 DEEDQC
04/15/2024 04:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240415-0026880

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
R. Houston Akin, Attorney
615 Main Street, Suite B25
Nashville, Tennessee 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Vanessa J. Iroz 611 S. 11th Street Nashville, TN 37206	SAME	075-12-0-019.00

QUITCLAIM DEED

THIS INDENTURE made and entered into on this 15th day of April, 2024, between **Ion M. Zabaleta and Vanessa J. Iroz,** residents of Davidson County, Tennessee (collectively, "Grantor"), and **Vanessa J. Iroz**, a resident of Davidson County, Tennessee ("Grantee"),

W I T N E S E T H:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Highlands of Tulip Grove, Section 3 as shown on plat of record in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ion M. Zabaleta and Vanessa J. Iroz, husband and wife, as joint tenants with right of survivorship, by Warranty deed from Renee D. Burwell, an Unmarried Woman, of record in Instrument No. 20221206-0127324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as: **665 Netherlands Drive, Hermitage, TN 37076**

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING

DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

_____(L.S.)
Ion M. Zabaleta

_____(L.S.)
Vanessa J. Iroz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Ion M. Zabaleta,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of April, 2024.

_____
Notary Public
My Commission Expires: May 9, 2026

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Vanessa J. Iroz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 15th day of April, 2024.

_____
Notary Public
My Commission Expires: May 9, 2026

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 15th of April, 2024.

Notary Public
My commission expires: 7-7-2025

NANETTE B. ADAIR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 7-7-2025
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 15, 2024.

April 15, 2024

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 15 day of April, 2024

Notary Public:

My Commission Expires: 7.6.26