Karen Johnson Davidson County
Batch# 1123920 DEEDQC
04/17/2024 01:31:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240417-0027471

QUITCLAIM DEED

MAIL RECORDED DEED TO:

RYAN HENGL
THE LAW OFFICE OF RYAN C. HENGL, P.L.C.
3565 W. 22ND STREET, UNIT B
YUMA, AZ 85364

OWNER (SEND TAX BILLS TO):

JOSE RAMON OCHOA, TRUSTEE
ALISON ANNE OCHOA, TRUSTEE
2920 FERNBROOK LANE
NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF ZERO AND 00/100 Dollars ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ALISON ANNE OCHOA and JOSE RAMON OCHOA, wife and husband (herein, "Grantor"), whose address is 2920 Fernbrook Lane, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to JOSE RAMON OCHOA AND ALISON ANNE OCHOA, TRUSTEES, or any successors in trust, under the JOSE RAMON OCHOA AND ALISON A. OCHOA REVOCABLE LIVING TRUST dated October 7, 2019 and any amendments thereto (herein, "Grantee"), whose address is 2920 Fernbrook Lane, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2920 Fernbrook Lane, Nashville, TN 37214

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 084-08-0-045.00

This Instrument Prepared By: REGINALD P. HARRION, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 19th day of March, 2024

GRANTOR:

Alison Anne Ochoa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Alison Anne Ochoa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of MARCH, 2024.

[Affix Notary Seal]

DEBRA K. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Debra K. Phillips
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/3/2025

GRANTOR:

Jose Ramon Ochoa

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jose Ramon Ochoa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of March, 2024

[Affix Notary Seal]

DEBRA K. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Debra K. Phillips
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/3/2025

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is FIFTY AND 00/100 Dollars ($50.00).

Grantee:

Jose Ramon Ochoa and Alison A. Ochoa Revocable Living Trust dated October 7, 2019

Jose Ramon Ochoa, Trustee

Subscribed and sworn to under oath before me, this 19th day of March, 2024 by Jose Ramon Ochoa, as Trustee of Jose Ramon Ochoa and Alison A. Ochoa Revocable Living Trust dated October 7, 2019.

[Affix Notary Seal]

DEBRA K. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Debra K. Phillips
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/3/2025

Grantee:

Jose Ramon Ochoa and Alison A. Ochoa Revocable Living Trust dated October 7, 2019

Alison Anne Ochoa, Trustee

Subscribed and sworn to under oath before me, this 19th day of March, 2024 by Alison Anne Ochoa, as Trustee of Jose Ramon Ochoa and Alison A. Ochoa Revocable Living Trust dated October 7, 2019.

[Affix Notary Seal]

DEBRA K. PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Debra K. Phillips
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11/3/2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 196 on the plan of Lincoya Hills, Section VII of record in Plat Book 2331, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Propery.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book as Instrument No. 20210203-0015620, on February 3, 2021.

PIN NO: 084-08-0-045.00

STREET ADDRESS: 2920 Fernbrook Lane, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Mikel Dorminy, 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 3/19/2024 (date of document).

Mikel Dorminy
Affiant Signature

4/10/2024
Date

State of Florida
County of Hillsborough

Sworn to and subscribed before me this 10th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 09/20/2025

NOTARY'S SEAL

Notary Public State of Florida
Angela N Guiler
My Commission
HH 158837
Exp. 9/20/2025