Karen Johnson Davidson County
Batch# 1124220 DEEDQC
04/17/2024 03:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240417-0027529

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cristina Basilio, married, who acquired title as Cristina Torres** ("Grantor"), hereby sells, remises, releases, conveys, and quit claims unto **Elmar Martinez Ramirez, married** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 215, Final Plat of Cane Ridge Farms, Phase Four, as of record in Instrument No. 20030721-0101773, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Cristina Torres, an unmarried woman and Elmar Martinez, a married man, by virtue of that certain Warranty Deed dated September 16, 2009, and being of record at Instrument No. 20090925-0089280 and Scrivener's Affidavit at Instrument No. 20180530-0051669 in the Register's Office of Davidson County, Tennessee. *Cristina Torres having since been married, is one and the same and now known as Cristina Basilio. *Grantor warrants that this property is not their primary residence, and that said property was never used as a marital residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 12 day of **April, 2024.**

Cristina Basilio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Cristina Basilio**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **April, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/6/2025
DAVIDSON COUNTY

PROPERTY ADDRESS: **2516 Kanlow Dr., Antioch, TN 37013**
TAX PARCEL NO.: **174110A19400CO**
PROPERTY OWNER: **Elmar Martinez Ramirez**
OWNER'S ADDRESS: **2516 Kanlow Dr., Antioch, TN 37013**
MAIL TAX BILLS TO: _____

Certificate of Authenticity

I, Holly + Mason, 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 4/12/24.

Affiant Signature

4/17/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of April, 2024

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25