# QUITCLAIM DEED

Karen Johnson
Batch # 1126090
04/23/2024 10:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240423-0029157

LB-QCD-24-612

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 19 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Delmy Sandoval Ponce** | **New Owners** | |
| (NAME) | (NAME) | **091 05 0 085.00** |
| **612 Waco Dr.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DELMY SANDOVAL PONCE AND CHRISTINA AMAYA SANDOVAL**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DELMY SANDOVAL PONCE, an unmarried person,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, more particularly described as follows:
Land in Davidson County, Tennessee. Being Lot No. 27, Moss Wood Subdivision, Section 11, as for record in Book 2900, Page 123, Register's Office of Davidson County, Tennessee. Said Lot No. 27, fronts 51.4 feet on the Easterly margin of Waco Drive and extends back between lines 142.7 feet on the Northerly side and 140.5 feet on the Southerly side, to a line in the rear on which it measures 54.2 feet.

Being the same property conveyed to Extarle G. Amaya, by Special Warranty Deed from Deutsche Bank National Trust Company as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes, of record in Instrument No. 20100708-0053507, Register's Office for Davidson County, Tennessee.

The said Extarle G. Amaya having since died intestate on March 8th, 2024. Extarle G. Amaya's interest in the property vesting at his death to his heirs, Delmy Sandoval Ponce, his wife, and Christina Amaya Sandoval, his daughter, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20240423 0029155 and 20240423 0029156, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **612 Waco Dr., Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 19 day of April, 2024.

Delmy Sandoval Ponce

Christina Amaya Sandoval

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELMY SANDOVAL PONCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINA AMAYA SANDOVAL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 day of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212