THIS INSTRUMENT WAS PREPARED BY:

Brad H. Frakes, Esq.
222 2nd Avenue North, Ste. 220
Nashville, Tennessee 37201
(615) 248-7854

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 _____, **Affiant**
Subscribed and sworn before me this the
24 **Day of** April, **20**__.
Julia Rivera, **Deputy Register**

QUITCLAIM DEED

FROM: **Santiago Amaya**

TO: **Ana Amaya**

Tax/Map ID & Parcel:
16205029100

Address New Owner as follows:
Ana Amaya
5421 Eulala Drive
Nashville, TN 37211

Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch # 1126636 **DEEDQC**
04/24/2024 11:04:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240424-0029533

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that **Santiago Amaya**, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Ana Amaya**, her heirs, successors, and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Property address: 5421 Eulala Drive, Nashville, TN 37211

LAND situated in Davidson County Tennessee and further described as follow, to wit:

All that piece, parcel or lot of land situate, lying in Davidson County, Tennessee, and known as designated Lot 37, Plat of Hickory View, Section I, recorded in Plat Book 5210, page 221, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Ana Amaya by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company,

N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee for RAMP 2005RS8 dated 04/10/2012 and recorded in Instrument No. 20120420-0034055, Register's Officer for Davidson County, Tennessee.

This instrument and the interest hereby released and quit-claimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 8th day of March 2024.

Santiago Amaya

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public in and for said County and State, the within named, **Santiago Amaya**, with whom I am personally acquainted, or provided adequate identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 3-15-2025

TARA LYNN MUELLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON
MY COMM. EXPIRES MARCH 15, 2025