prepared by

Matthew Whitaker
155 Legends Dr suite M
Lebanon Tn 37087

**After Recording Return To:**

Name: Gerardo Flores
Address: 1640 Africa Rd.
Lebanon, TN 37087

**Tax Bill to Be Sent To:**
Name: Gerardo Flores
Address:1640 Africa Rd.
Lebanon, TN 37087

Karen Johnson Davidson County
Batch # 1130596 DEEDQC
05/03/2024 09:38:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240503-0032520

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 0
Diana Duenas, **Affiant**
**Subscribed and sworn before me this the**
3 **Day of** May, 2024.
Brandi Weis, **Deputy Register**

*Space above this line for recorder's use only*

# QUIT CLAIM DEED

STATE OF TN
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Zero ($0) in hand paid to Jose Angel Marchant Hernandez & wife, Diana Leticia Duenas Lopez, residing at 10440 Canoe Branch Rd. Castalian Springs, TN 37031 (hereinafter known as the "Grantor(s)") hereby remise, release, and forever quitclaim to Gerardo Flores & wife, Elvia Martinez, residing at 1640 Africa Rd. Lebanon, TN 37087 (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, TN State, to-wit:
Improved Property known as 5016 Bonnawell Drive, Nashville, TN 37076
Map-Parcel Numbers: 074-16-079.00

Land in Davidson County, Tennessee, being Lot Number 406, on the Plan of Hermitage Hills, Section Five, as of record in Book 3300, Pages 1 & 2, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose Angel Marchant Hernandez & wife, Diana Leticia Duenas Lopez from R.C. Lamb & wife Mary Ann Lamb, dated September 14, 2017, and recorded on September 18,2017 in instrument number 20170918-0094869, Register's Office for Davidson County, Tennessee.

The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Jose Marchant
**Grantor's Signature**

Jose Angel Marchant Hernandez
Grantor's Name

10440 Canoe Branch Rd.
Street Address

Castalian Springs, TN 37031
City, State & ZIP

Diana Leticia Duenas Lopez
**Grantor's Signature**

Diana Leticia Duenas Lopez
Grantor's Name

10440 Canoe Branch Rd.
Street Address

Castalian Springs, TN 37031
City, State & ZIP

In Witness Whereof,

**Witness's Signature**

Matthew Whitaker
Witness's Name

49 Badger Lane
Street Address

Carthage, TN 37030
City, State & ZIP

Nicole Pruitt
**Witness's Signature**

Nicole Pruitt
Witness's Name

3449 Old Rome Pike
Street Address

Lebanon, TN 37087
City, State & ZIP

STATE OF TN )

COUNTY OF Wilson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jose Angel Marchant Hernandez, Diana Leticia Duenas Lopez, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 04/17/2024 (mm/dd/yyyy)

MCKAY MOFIELD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES APRIL 26, 2026

Mckay Mofield
**Notary Public**

My Commission Expires: 4/26/2026

**eSign**