Karen Johnson Davidson County
Batch # 1133916 DEEDQC
05/13/2024 09:45 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0034932

This Instrument Prepared By:
H. Garth Click, Attorney
610C Highway 76
White House, TN 37188

ADDRESS OF NEW OWNERS:
Ricardo Urbina Moctezuma
509 Cedar Hill Drive
Antioch, TN 37013

SEND TAX NOTICE TO:
(SAME AS NEW OWNER)

Map & Parcel
Map 161 16 0, Parcel 003.00

This deed was prepared with information supplied by the parties.
No title search performed.
Not closed.

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on the date below, by and between RICARDO URBINA MOCTEZUMA & ROSAANNA MICHELLE MILES (Formally URBINA) ("Grantors") and RICARDO URBINA MOCTEZUMA, ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION OF One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, Grantees' heirs and assigns, all of Grantor's right, title, and interest in and to a certain tracts of land in Sumner County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, SECTION 4, DREAMLAND ESTATES, as shown on plat of record in Plat Book 6900, Page 188, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ricardo Urbina Moctezuma and Rosanna Michelle Urbina, husband and wife, recorded on June 27, 2014 in Instrument Number 20140627-0056425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 7131, Page 515, Register's Office for Davidson County, Tennessee; (2)

Subject to all matters appearing of record in Plat Map Book 6900, Page 188, Register's Office for Davidson County, Tennessee.

This transfer is by Quitclaim and no warranties about the title are made.

Witness my hand this 18 day of APRIL, 2024.

By: _____
RICARDO URBINA MOCTEZUMA, Grantor

_____
ROSAANNA MICHELLE MILES (Formally URBINA), Grantor

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

On this the 18 day of April, 2024, before me personally appeared **RICARDO URBINA MOCTEZUMA**, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as her free act and deed.

H. GARTH CLICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand and notarial seal.

_____, NOTARY PUBLIC

My Commission Expires: 4-20-27.

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

On this the 13TH day of MARCH, 2024, before me personally appeared **ROSAANNA MICHELLE MILES (Formally URBINA)**, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that he executed the same as her free act and deed.

KELLY A HANLON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Witness my hand and notarial seal.

_____, NOTARY PUBLIC

My Commission Expires: 1/31/2027.

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0.00 as this is a transfer pursuant to a divorce decree.

This deed is used to evidence distribution of property to a beneficiary/ies.

_____, Affiant

SWORN TO AND SUBSCRIBED before me this the 18 day of April, 2024.

H. GARTH CLICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

_____, Notary Public or Register

My Commission Expires: 4-20-27.