Recordation Requested By/Return to:
ELEVATED TITLE
125 COURT ST.
BAY ST LOUIS, MS 39520
File No. LTN24195632

This Instrument Prepared By:
REGINALD HARRION
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Karen Johnson Davidson County
Batch# 1138437 DEEDQC
05/22/2024 02:49:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240522-0038240

QUITCLAIM DEED

ADDRESS OF NEW OWNER(S):	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
ARLOS ARMANDO LUQUE NIEVES IAN LLOYD DRINNON	ARLOS ARMANDO LUQUE NIEVES IAN LLOYD DRINNON	018 00 0 181.00
413 ISAAC DRIVE GOODLETTSVILLE, TN 37072	413 ISAAC DRIVE GOODLETTSVILLE, TN 37072	

Executed this 27 day of April 2024

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **ARLOS ARMANDO LUQUE NIEVES, WHO ACQUIRED TITLE AS UN-MARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **ARLOS ARMANDO LUQUE NIEVES, MARRIED, WITH AN UNDIVIDED 50% INTEREST AND IAN LLOYD DRINNON, MARRIED, WITH AN UNDIVIDED 50% INTEREST,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:
PROPERTY LOCATED IN THE 10TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN AS TRACT 1-A ON A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823, DATED JUNE 15, 2020 AND KNOWN AS JOB NO. 200096, AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN IN THE NORTHERLY RIGHT-OF-WAY OF ISAAC DRIVE AT THE SOUTHEAST CORNER OF THE HEREIN-DESCRIBED TRACT, SAID POINT OF BEGINNING BEING LOCATED THE SOUTHWEST CORNER OF LOT 82 OF CONNELL ESTATES SECTION 3 OF RECORD IN PLAT BOOK 3600, PAGE 31, R.O.D.C., TN; THENCE FROM SAID POINT OF BEGINNING, WITH THE NORTHERLY RIGHT-OF-WAY OF ISAAC DRIVE, NORTH 86 DEG. 43' 54" W 50.00' TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF ISAAC DRIVE N 26 DEG. 07' 27" W AND WITH THE LINE OF DANION JUNK (INST. NO. 201607130071636) 144.41' TO NAIL SET IN DRIVE; THENCE N 35 DEG. 51' 52" W 103.60" TO AN IRON PIN SET; THENCE N 29 DEG. 16' 53" W 86.80' TO AN IRON PIN SET; THENCE N 28 DEG. 38' 11" W 518.61' TO AN IRON PIN SET; THENCE LEAVING JUNK AND WITH THE LINE OF E.L. BENNETT (DB 338 PG. 175 R.O.D.C., TN) N 50 DEG. 37' 25" E 236.47' TO AN IRON PIN SET; THENCE N 07 DEG. 58' 12" E 90.66' TO AN IRON PIN SET; THENCE N 61 DEG. 38' 10" E 36.03" TO AN IRON PIN SET, THENCE

LEAVING BENNETT AND WITH A NEW LINE S 25 DEG. 41' 55" E 624.44' TO AN IRON PIN SET; THENCE S 10 DEG. 42' 43" W 362.49' TO AN IRON PIN SET; THENCE S 26 DEG. 07' 27" E 83.40' TO AN IRON PIN SET IN THE LINE OF THE SAID CONNELL ESTATES; THENCE S 10 DEG. 42' 43" W 10.74' TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES, MORE OR LESS.

Being the same premises conveyed to ARLOS ARMANDO LUQUE NIEVES from Joshua Russell by Deed dated 11/10/2020, and recorded on 11/10/2020, as Instrument No. 20201110-0132722, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 413 ISAAC DRIVE, GOODLETTSVILLE, TN 37072
This instrument was prepared without the benefit of a title examination.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27 day of April, 20 24

ARLOS ARMANDO LUQUE NIEVES

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Christine Bolanis Garner of the state and county mentioned, personally appeared **ARLOS ARMANDO LUQUE NIEVES,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Notary Public
Printed Name: T-Christine Bolanis Garner
My Commission Expires: My Commission Expires January 28, 2026

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 27 day of April, 2024

Notary Public

My commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

Tennessee Certification of Electronic Document

I, Benji Godbold, 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 4-27-24 (date of document).

Affiant Signature

5-22-24
Date

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Sworn to and subscribed before me this 22nd day of May, 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 358375 ASHLEY READY Commission Expires June 13, 2027 HANCOCK COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: June 13, 2027