THIS INSTRUMENT
PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 1140959 DEEDQC
05/30/2024 01:48:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240530-0040186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 08/14/25 COUNTY OF WILLIAMSON

Subscribed and sworn to before me this 30th day of May, 2024.

My Commission Expires: _____

NOTARY PUBLIC

Address New Owners as Follows:
Mora Estates, LLC
15703 Ibisridge Dr.
Lithia, FL 33547

Send Tax Bills To:
New Owner

Map-Parcel:
173-05-0A-252.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, **Hector Mora,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described property to **Mora Estates, LLC, a Florida limited liability company,** Grantee. Said property is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 252 (Two Hundred Fifty Two), on the plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended in Instrument No. 20051114-0136938, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description thereof.

Being the same property conveyed to Hector Mora, by Warranty Deed, from Ole South Properties, Inc., a Tennessee corporation, dated March 19, 2007, of record as Instrument 20070321-0034513, Register's Office for Davidson County, Tennessee.

Said property having the street address of 1957 Shaylin Loop, Nashville, TN 37013.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

Grantor certifies by his signature below that this is investment property and is not a marital residence of the Grantor.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of May, 2024.

Hector Mora

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hector Mora, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 9th day of May, 2024.

Notary Public State of Florida
Leighton J. Hyde
My Commission
HH 205371
Exp.12/12/2025

Notary Public

My Commission Expires: 12/12/25

Certificate of Authenticity

I, Russell T. McCann, 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 May 30, 2024.

Date

Affiant Signature

5-30-2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of May, 2024.

Notary's Signature

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)