Name and Address of New Owner:
Edith Islas San Augustin
4856 Barlcay Square Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1144477 DEEDQC
06/07/2024 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042694

Map & Parcel No: 149 05 0 038.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Antonio Velasco Flores** "the Grantor," convey and quitclaim unto **Edith Islas San Augustin,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 154 on the Plan of Barclay Square, Section 3, as of record in Book 4675, page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

This being the same property conveyed to Antonio Velasco Flores by Warranty Deed from Carlton J. Gossett, dated November 9, 2015, of record in Instrument No. 20151120-0117718, Register's Office of Davidson County, Tennessee.

This is improved property known as 4856 Barclay Square Drive, Antioch, TN 37013

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 4 day of June, 2024.

_____(SEAL)
Antonio Velasco Flores

_____(SEAL)
Edith Islas San Augustin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4 day of June, 2024, before me personally appeared **Antonio Velasco Flores and Edith Islas San Augustin**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of June, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 4 day of June, 2024.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6.4.24 (date of document).

Affiant Signature

6.4.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

