Karen Johnson Davidson County
Batch# 1144658 DEEDQC
06/07/2024 02:59:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20240607-0042941

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	BCHH, 181 Montour Run Road, Coraopolis, PA 15108	Daniel D. Reyna and Aurelia F. Reyna 4105 Woodway Lane, Hermitage, TN 37076	08616006900

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Daniel D. Reyna and wife, Aurelia F. Reyna, whose address is 4105 Woodway Lane, Hermitage, TN 37076 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Daniel D. Renya, more correctly known as Daniel D. Reyna and wife, Aurelia F. Renya, more correctly known as Aurelia F. Reyna, whose address is 4105 Woodway Lane, Hermitage, TN 37076,("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 OF VALLEY GROVE SUBDIVISION, SECTION 6, OF RECORD IN PLAT BOOK 5200, PAGE 583, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF SAID LOT.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, ZONING AND PLANNING ORDINANCES, AND HEALTH DEPARTMENT REGULATIONS THAT MAY AFFECT THE PREMISES.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO REAL PROPERTY TAXES FOR 2001 AND SUBSEQUENT YEARS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 06/12/2001 at Instrument Number 20010612-0061695 in the Register's Office of Davidson County, Tennessee.

Commonly known as 4105 Woodway Lane, Hermitage, TN 37076. This address is provided for informational purposes only.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.

24172852
24172852

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File No. 24172852

GRANTOR(S):

Auralia F. Renya mckA Aurelia F. Reyna
Auralia F. Renya, more correctly known as Aurelia F. Reyna

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Derrick M Bradshaw, notary public, Auralia F. Renya, more correctly known as Aurelia F. Reyna, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2024.

Notary Public

Derrick M Bradshaw
Notary Public Name (Printed)

My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR(S):

Daniel D. Renya IKA Daniel D. Reyna

Daniel D. Renya, more correctly known as Daniel D. Reyna

ACKNOWLEDGMENT

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, Derrick M Bradshaw notary public, Daniel D. Renya, more correctly known as Daniel D. Reyna, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2024.

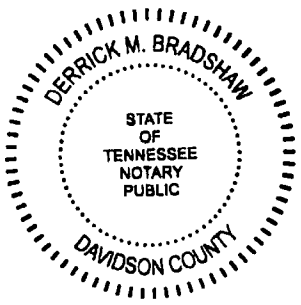
DMR

Notary Public

Derrick M Bradshaw

Notary Public Name (Printed)

My Commission Expires: 1-24-2028



OATH OF CONSIDERATION

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

GRANTEE(S):

Daniel D. Reyna

Daniel D. Reyna

Aurelia F. Reyna

Aurelia F. Reyna

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Derrick M Bradshaw notary public, Daniel D. Reyna and wife, Aurelia F. Reyna, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of May, 2024.

Notary Public

Derrick M Bradshaw

Notary Public Name (Printed)

My Commission Expires: 1-24-2028

(For Recording Data Only)

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sadie J. Scivilli, 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 5-23-2024 (date of document).

Affiant Signature

6-6-2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 6th day of June, 2024.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170