This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22386-RR

Karen Johnson Davidson County
Batch# 1144910 DEEDQC
06/07/2024 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042962

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me, this the 22 day of Apr., 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Crispin Romero Hernandez and Lluvia Celeste Rios Burciaga 2602 Joplin Drive Nashville, TN 37210	New Owner	119-07-0-099

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Crispin Romero Hernandez**, married ("Grantor") do/does hereby quitclaim and convey unto **Crispin Romero Hernandez and Lluvia Celeste Rios Burciaga, husband and wife** ("Grantee"), his/her/their heirs and assigns, all of the 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, State of Tennessee, described as follows:

Being a part of Lot No. 51 on the Map of Laurel Acres Subdivision, Section I, of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 51 fronts 77.3 feet the northerly side of Joplin Drive, and runs back between lines 314.5 feet on the easterly line, and 296.3 feet on the westerly line to a line in the rear measuring 64.9 feet thereon.

LESS AND EXCEPT, 0.04 acres, more or less, conveyed by James Levoy Hastings and wife, Katherine J. Hastings, to State of Tennessee for Highway, of record in Book 3312, page 339, said Register's Office.

Being the same property conveyed to Crispin Romero Hernandez, married by Warranty Deed from Wanda Faye Hill, Executor of The Estate of Vernice Stovall, dated April 22, 2024, of record in Instrument No. 20240423-0029290, in the Register's Office for Davidson County, Tennessee.

Lluvia Celeste Rios Burciaga joins in the conveyance for the express purpose of relinquishing all his/her right, title and interest to said property, marital or otherwise.

It is the express intent of the parties that the grantees shall hold title as tenants by the entirety.

This is improved property located at: **2602 Joplin Drive, Nashville, TN 37210**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of April, 2024.

GRANTOR:

Crispin Romero Hernandez

Lluvia Celeste Rios Burciaga

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Crispin Romero Hernandez & Lluvia Celeste Rios Burciaga**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22 day of April, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 6/22/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/6/2024

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

