THIS INSTRUMENT PREPARED BY: ***Yvette L. Meldrum, Attorney at Law*** **Mid-State Title & Escrow, Inc.** *Royal Oaks Trade Center* *128 Holiday Court, Suite 125* *Franklin, TN 37067* *(615) 790-3156* This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax-related counsel. **This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended.** 2024-0647	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* Sworn to and subscribed to before me this 30 day of May 2024. *Notary Public* *My commission expires:* 4-8-2028 ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
Name and Address of New Owner: Jose J. Hercules Peralta 513 Galesburg Ct. Nashville, TN 37217	
Send Tax Bills To: First Colony Mortgage Corporation 508 West 800 North Orem, UT 84057	
Street Address of Subject Property: 513 Galesburg Ct Nashville, TN, 37217	**Parcel ID:** 150-05-0-211.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jose J. Hercules Peralta and Brayan J. Hercules Vasquez**, hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **Jose J. Hercules Peralta and wife, Rosa Idalia Vasquez Ortiz, and Brayan J. Hercules Vasquez, an unmarried man,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 706 on the Plan of Section 17, Edge-O-Lake Estates of record in Plat Book 4460, Page 44, in the Register's Office for said County.

Said Lot No. 706 fronts 80 feet on the Northwesterly margin of Galesburg Court and extends back 131.26 feet on the Northeasterly line and 133.66 feet on the Southwesterly line to a line of the rear, which is a broken line on which it measures 119.12 feet.

Being the same property conveyed to Jose J. Hercules Peralta, a married man and Brayan J. Hercules Vasquez, an unmarried man

Karen Johnson Davidson County
Batch# 1144997 DEEDQC
06/10/2024 09:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240610-0043071
20240610-0043071

by deed of MM Investments, LLC, a Tennessee limited liability company of record in Instrument No. 202406100043069 Register's Office for Davidson County, Tennessee.

WITNESS my hand this 30 day of May, 2024.

Jose J Hercules Peralta
Grantor – Jose J. Hercules Peralta

Grantor – Brayan J. Hercules Vasquez

YURI LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jose J. Hercules Peralta and Brayan J. Hercules Vasquez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 30 day of May, 2024.

NOTARY PUBLIC

My commission expires: 9-21-26

True Copy Certification

I, Yvette Meldrum, 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.

Affiant Signature

May 30, 2024

State of Tennessee
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 4-8-2028

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON