Karen Johnson Davidson County
Batch# 1146661 DEEDQC
06/13/2024 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240613-0044205

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF June, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027
(AFFIX SEAL)

WG-QCD-24-2612

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose R. Zamarripa and **Adriana Reyes** and **Ma. Magdalena Dolores Zamarripa Paz** and **Armando Gutiérrez Guzmán**	**Same as new owner**	
(NAME) **2612 Ravine Dr,**	(NAME)	**14904018900**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSE R. ZAMARRIPA AND WIFE, ADRIANA REYES,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSE R. ZAMARRIPA AND WIFE, ADRIANA REYES and MA. MAGDALENA DOLORES ZAMARRIPA PAZ AND HUSBAND, ARMANDO GUTIÉRREZ GUZMÁN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, SECTION 9A EDGE-0-LAKE ESTATES, OF RECORD IN BOOK 4660, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO JOSE R. ZAMARRIPA, UNMARRIED BY DEED FROM EARL PHILLIP SMITH AND WIFE, MARTHA ANNE T. SMITH AND RUTH SMITH HOWARD, F/K/A WILMA RUTH SMITH, UNMARRIED RECORDED 05/18/2006 AS INSTRUMENT NO. 20060518 - 0058601, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to Jose R. Zamarripa, a Married Man as his sole and separate property from Jose R. Zamarripa and wife, Adriana Reyes, by Deed of Record in Instrument Number 20170523-0050947 in the Register's Office for Davidson County, Tennessee.

Adriana Reyes joins in this conveyance in order to convey any marital rights she may have in the subject property.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2612 Ravine Dr, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 11 day of JUNE, 2024.

Jose R. Zamarripa

Adriana Reyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE R. ZAMARRIPA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of JUNE, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANA REYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of JUNE, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

I, **Gabriel R. Lutz**, 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 **6/11/2024** (date of document).

Affiant Signature

Date **6/11/2024**

State of New York

County of Clinton

Sworn to and subscribed before me this **11** day of **June**, 2**024**.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027