Karen Johnson Davidson County
Batch# 1148239 DEEDQC
06/18/2024 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240618-0045455

QUITCLAIM DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Magdalena Balcazar Aguirre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2024

Notary Public

MY COMMISSION EXPIRES: 3.3.26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217
PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

File No.: 24-0286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdalena Balcazar Aguirre and Maricruz Balcazar Guzman	Wilson Bank and Trust	Map: 14812008900
(NAME) 4714 Richards Ct.	(NAME) 105 N. Castle Heights Ave.	
(ADDRESS) Antioch, TN 37013-3201	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MAGDALENA BALCAZAR AGUIRRE F/K/A MAGDALENA BALCAZAR, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO

MAGDALENA BALCAZAR AGUIRRE, UNMARRIED, AND MARICRUZ BALCAZAR GUZMAN, MARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR INTEREST IN THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE LOCATED IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being Lot No. 104, on the Plan of Debra Heights Subdivision, Section 2, of record in Book 3700, Page 39, said Register's Office.

Being the same property conveyed to Magdalena Balcazar, unmarried, by deed from David R. Lindsey and Betty D. Lindsey, of record in Instrument No. 20010412-0036135, dated April 10, 2001, Register's Office for said County.

Magdalena Balcazar and Magdalena Balcazar Aguirre being one and the same person.

This is improved property, known as 4714 Richards Ct., Antioch, TN 37013-3201
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness my hand this 17th day of June, 2024.

Magdalena Balcazar Aguirre.
Magdalena Balcazar Aguirre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 17th day of June, 2024.

My Commission Expires: 3.2.26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Anita Lester, 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 June 17, 2024.

(AFFIANT) – Anita Lester

June 17, 2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me June 17, 2024.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON