This Document Prepared By:
Maria Susana Alvarado

After Recording, Return and Mail Tax Statements To:
Maria Susana Alvarado, as Trustee
11301 Cornish Ave
Lynwood, CA 90262

Karen Johnson Davidson County
Batch# 1149559 DEEDQC
06/21/2024 07:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240621-0046541

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, MARIA SUSANA ALVARADO, an unmarried woman, the GRANTOR,

Whose mailing address is 11301 Cornish Ave, Lynwood, CA 90262;

hereby conveys and quitclaims to

MARIA SUSANA ALVARADO, as Trustee of THE JIMENEZ RODRIGUEZ REVOCABLE LIVING TRUST, U/A dated February 17, 2024, the GRANTEE,

Whose mailing address is 11301 Cornish Ave, Lynwood, CA 90262;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of ~~Davison~~ Davidson, State of **TN**:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

More commonly known as 201 Joann Ct. Nashville, TN 37211.

Assessor's Parcel Number: 162-06-0-146-00

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

February 17, 2024

MARIA SUSANA ALVARADO

Witness Signatures:

Printed Name: GABRIELA TELLEZ

Printed Name: MELINA GALLEGOS

STATE OF CALIFORNIA

COUNTY OF ORANGE COUNTY

Personally appeared before me, the undersigned, a Notary Public, MARIA SUSANA ALVARADO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 17th day of February, 2024.

NOTARY PUBLIC

My commission expires: November 10, 2025

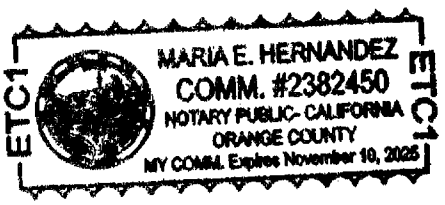


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section Two, Fair Oaks, of record in Deed Book 4460, Page 52 and 53, Register's Office for said County.

Said Lot No. 86, which is a corner lot, fronts 86.00 feet on the easterly margin of Tusculum Court and fronts 75.00 feet on the southerly margin of Joann Court, said frontages being jointed by a curve having a length of 36.82 feet and extends back 129.80 feet on the easterly line and 123.12 feet on the southerly line to a point of intersection.

and more commonly known as 201 Joann Ct. Nashville, TN 37211.

TAX PARCEL NUMBER: 162-06-0-146-00

Tennessee Certification of Electronic Document

I, Roberto F. Gallegos, 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 02/17/2024 (date of document).

Roberto F. Gallegos
Affiant Signature

02/17/2024
Date

State of California

County of Orange

Sworn to and subscribed before me this 17 day of February, 24.

Notary's Signature

MY COMMISSION EXPIRES: ~~11/10/2025~~
11/10/2025

NOTARY'S SEAL

ETC1 MARIA E. HERNANDEZ COMM. #2382450 NOTARY PUBLIC- CALIFORNIA ORANGE COUNTY MY COMM. Expires November 10, 2025 ETC1