Karen Johnson Davidson County
Batch# 1151736 DEEDQC
06/27/2024 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240627-0048370

THIS INSTRUMENT PREPARED BY:

GLENN S. MACBETH, Attorney at Law
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Luis A. Ortiz and Sandra E. Ortiz
653 Sugar Mill Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNERS

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GATEWAY TITLE SERVICES, LLC, AND ITS ATTORNEYS, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map 181-01-0B; Parcel 075.00)

THIS INSTRUMENT made and entered into on this the 26 day of June, 2024, by and between, **LUIS A. ORTIZ AND SANDRA E. ORTIZ,** ("Grantor"), and **LUIS A. ORTIZ AND SANDRA E. ORTIZ, HUSBAND AND WIFE,** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

LAND in Davidson County, Tennessee, being Lot No. 158 (erroneously referred to as Lot No. 158A in prior conveyance) on the Plan of Section Two, Addition to Sugar Valley RS10 Cluster Lot Subdivision, as shown by plat of record in Instrument No. 20040622-0073636, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Luis A. Ortiz and Sandra E. Ortiz, by Warranty Deed dated January 6, 2006, from Yazdian Construction, Inc., a Tennessee Corporation, recorded January 17, 2006, in Instrument No. 20060117-0005922, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS is improved property known as 653 Sugar Mill Drive, Nashville, TN 37211.

IN WITNESS WHEREOF, the Grantor has hereunto set their signatures on this the 26 day of June, 2024.

LUIS A. ORTIZ

SANDRA E. ORTIZ

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LUIS A. ORTIZ AND SANDRA E. ORTIZ**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 26 day of June, 2024.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 26 day of June, 2024.

Notary Public

My Commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No.: QCD-2024-19

True Copy Certification

I, Allison Gartung, 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 the 26th day of June, 2024.

Allison Gartung
Affiant Signature

6/26/24
Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 26 day of June, 2024.

Lynae Wilder
Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY