Karen Johnson Davidson County
Batch# 1155378 DEEDQC
07/08/2024 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0050959

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 28 day of June, 2024.

Notary Public
My Commission Expires: 5.14.25

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Eduardo Moreno and Evangelina Romano Balderrama 304 Catspaw Ct. Antioch, TN 37013	New Owner	183-05-0A-352.00 CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eduardo Moreno and Evangelina Romano Balderrama** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Eduardo Moreno and Evangelina Romano Balderrama, husband and wife** ("Grantees"), their heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Phase 3, Section 9, October Woods, a Planned Unit Development of record in Plat at Instrument No. 20020916-0112495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eduardo Moreno and Evangelina Romano Balderrama, both unmarried, as Tenants in Common with Rights of Survivorship by Warranty Deed from Edward W Buckingham and Keva A Buckingham, husband and wife, of record in Instrument No. 20180409-0033414, Register's Office for Davidson County, Tennessee, dated April 6, 2018 and filed for record on April 9, 2018. See also, Scrivener's Affidavit dated January 10, 2020 and filed for record on January 10, 2020 in Instrument No. 20200110-0003872, Register's Office for Davidson County, Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 304 Catspaw Court, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 28 day of June 2024.

GRANTOR(S):

E Moreno

Eduardo Moreno

Evangelina Romano Balderrama

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28 day of June 2024, before me personally appeared Eduardo Moreno and Evangelina Romano Balderrama to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28 day of June 2024.

Notary Public

My Commission Expires: 7/19/25

(SEAL)

William S. Corley
STATE OF TENNESSEE NOTARY PUBLIC
Williamson COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 28, 2024.

Affiant
Date: July 8, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY