Karen Johnson Davidson County
Batch# 1155472 DEEDQC
07/08/2024 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0051049

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

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

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

Affiant

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	106-04-0-006.00

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 B Romano (aka 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:

Certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Parklawn Estates of record in Plat Book 3106, Page 47, 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 B Romano by Warranty Deed from Angela Williams and wife, Yellowstone Madonna, of record in Instrument No. 20220705-0077062, Register's Office for Davidson County, Tennessee, dated June 28, 2022 and filed for record on July 5, 2022.

The said Evangelina B Romano being one and the same, and more correctly known, as Evangelina Romano Balderrama.

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 417 Marwood Court, Nashville, TN 37210.

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
(aka Evangelina B Romano)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28 day of June 2024, before me personally appeared Eduardo Moreno and Evangelina Romano Balderrama (aka Evangelina B Romano) 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