Karen Johnson Davidson County
Batch# 1155473 DEEDQC
07/08/2024 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240708-0051050

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

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

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Evangelina Romano Balderrama and Eduardo Moreno 304 Catspaw Ct Antioch, TN 37013	New Owner	162-16-0-041.00

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, **Evangelina Romano Balderrama** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Evangelina Romano Balderrama and Eduardo Moreno, wife and husband** ("Grantees"), their heirs and assigns, all of her 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. 50-A on the Plan of Section Two, Hickory Park Villas of record in Plat Book 5200, Page 603, and revised in Book 6250, Page 615, 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 Evangelina Romano Balderrama, a single woman by Warranty Deed from Hernan Valencia Carvajal and wife, Maria I. Osorio Doque, dated May 5, 2020 and filed for record in Instrument No. 20200511-0048509, 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 5422 Hickory Park Drive, Antioch, TN 37013.

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

GRANTOR(S):

Evangelina Romano Balderrama

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 28 day of June 2024, before me personally appeared 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