This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18-3066

Karen Johnson Davidson County
Batch# 1155586 DEEDQC
07/09/2024 07:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051181

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

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

Kirsten Virden
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 5 day of July, ~~2018~~. 2024

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rosa Mariana Robles 2640 Pulley Road Nashville, TN 37214	2640 Pulley Rd Nashville, TN 37214	043-13-0-191

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Manuel R. Robles AKA Manuel Redentor Robles, a married man*** ("Grantor") do hereby quitclaim and convey unto **Rosa Mariana Robles, a(n)** Single **woman** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the westerly 46 feet 4 inches of Lot No. 1, Block "G" on the Map of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1, Block "G", fronts 46 feet 4 inches on the southerly side of Maple Street and runs back between lines, 175 feet on the westerly line, along the easterly margin of Third Avenue, and 183 feet, more or less, on the easterly line, to a dead line in the rear, on which it measures 46 feet, more or less.

Being the same property conveyed to Manuel R. Robles, a married man by Warranty Deed from William R. White, a widower, dated August 27, 2018, recorded August 28, 2018, of record in Instrument No. 20180828-0085306, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to William R. White and wife, Martha J. White by Special Warranty Deed from Ocwen Financial Services, Inc., dated June 22, 2000, recorded June 26, 2000, of record in Instrument No. 200006260063261, Register's Office for Davidson County, Tennessee. The said Martha J. White having since died, property passing to William R. White by operation of law as sole surviving heir in the entirety.

*This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest

This is improved property located at: **302 Maple Street, Madison, TN 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of June 2024.

GRANTOR:

Manuel ~~R. Robles AKA~~ Manuel ~~Redentor~~ Robles

STATE OF XXX
COUNTY OF XXX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Manuel R. Robles AKA Manuel Redentor Robles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13 day of June 2024.

Amelia Garcia
Passport Agent
U.S. Consulate General
Guayaquil

REPUBLIC OF ECUADOR]
PROVINCE OF GUAYAS]
CITY OF GUAYAQUIL]
CONSULATE GENERAL OF THE]
UNITED STATES OF AMERICA]

Notary Public
My Commission expires: Indefinite

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 6/13/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 6/13/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th **day of** June, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

