This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: NA

Karen Johnson Davidson County
Batch# 1155821 DEEDQC
07/09/2024 03:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240709-0051486

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

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 9th day of July, 2024.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daily Cebrero Balcazar and Concepcion Balcazar 4608 Dowdy Drive Antioch, TN 37103	To New Owner	14812025100

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, we, **Itzel Cebrero Balcazar, married, and Daily Cebrero Balcazar, married** ("Grantor") do hereby quitclaim and convey unto, **Concepcion Balcazar, married, and Daily Cebrero Balcazar, married, as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 188 on the Plan of Hazelwood, Section 18, of record in Plat Book 5190, page 301, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of the property.

Being the same property conveyed to Itzel Cebrero Balcazar a single woman, and Daily Cebrero Balcazar, a married woman, of record in Instrument No. 20170317-0026138, in the Register's Office of Davidson County, Tennessee, dated March 16, 2017 and recorded March 17, 2017.

This is **improved** property located at: **4608 Dowdy Drive, Antioch, TN 37013.**

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 8th day of July, 2024.

GRANTOR:

Itzel Cebrero Balcazar

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Itzel Cebrero Balcazar,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Daily Cebrero Balcazar

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Daily Cebrero Balcazar,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- **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** 7/8/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7/8/2024

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

