Karen Johnson Davidson County
Batch# 1156617 DEEDQC
07/11/2024 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240711-0052041

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED RETURN TO:
Joel A. Howard
Sprouse Shrader Smith PLLC
701 S. Taylor, Suite 500
Amarillo, Texas 79101

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 20th day of June, 2024, by and between Jose Matilde Ramos and Gregoria Ramos, as Co-Trustees of the Ramos 2022 Revocable Trust, married, Grantor, and, Juan Ramos, and wife, Angelica Ruiz Silva, Grantee.

WITNESSETH:

That the Grantor hereby quit claims unto the Grantee, all of Grantor's interest in the following described real estate, situated and being in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Brookview Estates, Section 2 as of record in Plat Book 4460, Page 163, Register's Office for said County.
>
> Said Lot No. 101 fronts 77.98 feet on the west margin of Sue Drive and extends back 132.15 feet on the south line and 125.98 feet on the north line to a line in the rear on which it measures 69.98 feet.
>
> This being the same property conveyed to the Grantor herein by Warranty Deed from Scott Clemons of record in Instrument No. 20030415-0049830, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 608 Sue Drive, Antioch, Tennessee 37013.
>
> Neither the Grantor nor his spouse have ever resided in the property.

The word "party" as used herein means "parties" if more than one person or entity be referred to, and pronouns are to be construed according in their proper gender and number according to the context hereof.

Jose Matilde Ramos
Jose Matilde Ramos, Co-Trustee of the
Ramos 2022 Revocable Trust

Gregoria Ramos
Gregoria Ramos, Co-Trustee of the Ramos
2022 Revocable Trust

STATE OF TEXAS
COUNTY OF Hutchinson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jose Matilde Ramos, as Co-Trustee of the Ramos 2022 Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who, being first duly sworn, acknowledged that he executed the same for the purposes therein contained as his free act and deed.

WITNESS my hand and Notarial Seal at office this 20 day of June, 2024.

GLENN OLEN REEVES
NOTARY PUBLIC
STATE OF TEXAS
ID # 243502-9
My Comm. Expires 09-27-2024

Notary Public
My Commission expires: 09/27/2024

STATE OF TEXAS
COUNTY OF Hutchinson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Gregoria Ramos, as Co-Trustee of the Ramos 2022 Revocable Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who, being first duly sworn, acknowledged that she executed the same for the purposes therein contained as her free act and deed.

WITNESS my hand and Notarial Seal at office this 20 day of June, 2024.

GLENN OLEN REEVES
NOTARY PUBLIC
STATE OF TEXAS
ID # 243502-9
My Comm. Expires 09-27-2024

Notary Public
My Commission expires: 09/27/2024

(FOR RECORDING DATA ONLY)

Property Address:
608 Sue Drive
Antioch, TN 37013

and

Mail Tax Bills to Property Owner:
Juan Ramos and Angelica Ruiz Silva
608 Sue Drive
Antioch, TN 37013

Tax Parcel Number:
162 10 0 101.00

STATE OF Tennessee
COUNTY OF Davidson
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, belief, the actual consideration for this transfer is $0.

Juan Ramos
Affiant

Subscribed and sworn to before me this the 29th day of June, 2024.

STEPHANY AVILA RAMOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 9, 2026

Certificate of Authenticity

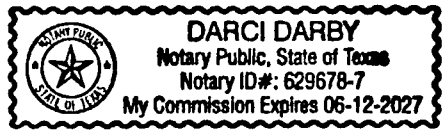
I, Joel A. Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 11, 2024.**

Joel A. Howard
Attorney at Law

STATE OF TEXAS
COUNTY OF POTTER

Sworn to and subscribed before me on July 11, 2024.

Darci Darby
Notary Public, State of Texas
My Commission Expires: 6/12/2027
Notary ID# 629678-7



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