This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1160850 DEEDQC
07/23/2024 10:07:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240723-0055187

State of Tennessee
County of Davidson

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

Affiant Signature

Subscribed and sworn to before me on this the 22 day of July, 2024

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

My Commission expires 03/03/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Miguel A. Melchor Valderrama
3200 Haskell Drive,
Antioch, TN 37013

SEND TAX BILLS TO:
Miguel A. Melchor Valderrama
3200 Haskell Drive,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 174110A40300CO

QUITCLAIM DEED
24NT00740

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Cecilia Valderrama de Melchor, Cesar Melchor Valderrama, Erika Ochoa & Miguel A. Melchor Valderrama, heirs-at-law of Jose Melchor AKA Jose Melchor Becerra, deceased

By these presents do remise, release and **QUITCLAIM** unto

Miguel A. Melchor Valderrama

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being all of Lot No. 336, Final Plat, Cane Ridge Farms, Phase Six, Section Two, according to plat appearing of record in Instrument Number 20060216-0018813 and being re-recorded in Instrument Number 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Jose Melchor, unmarried from Signature Partnership, LLC, a Tennessee limited liability company, by Warranty Deed dated 04/23/2007 and recorded 04/25/2007 in Instrument No. 20070425-0049174, Register's Office of said County.

Jose Melchor AKA Jose Melchor Valderrama died 01/18/2021, leaving his heirs-at-law as follows, as evidenced by affidavits of heirship recorded as document number 202407230055185 **AND** 202407230055186**, Register's Office for Davidson County, Tennessee: Cecilia Valderrama de Melchor, Cesar Melchor Valderrama, Erika Ochoa & Miguel A. Melchor Valderrama**

This is an improved property commonly known as: 3200 Haskell Ln, Antioch, TN 37013-3971

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

Witness our hands this 8 day of July, 2024.

Cesar Melchor Valderrama

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cesar Melchor Valderrama,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2024

Notary Public

My Commission expires: 3/3/2025

Miguel A. Melchor Valderrama

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Miguel A. Melchor Valderrama,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2024

Notary Public

My Commission expires: 3/3/2025

202407230055187

Cecilia ~~Melchor Valderrama~~ Valderrama de Melchor

State of Tennessee }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Cecilia Melchor Valderrama,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of July, 2024

Notary Public

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03 / 09 / 2027.

Erika Ochoa 07/09/2024 01:36 PM CDT

Erika Ochoa

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Erica Ochoa,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

07/09/2024 01:49 PM CDT

Witness my hand and official seal at office, this _____ day of _____, _____.

Edward Hunsberger Sr

Notary Public

1/25/26

My Commission expires: _____/_____/_____.

NOTARY PUBLIC

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Tennessee Certification of Electronic Document

I, Summer Boxton 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 7/9/2024 (date of document).

Summer Boxton
Affiant Signature

7/22/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 of July 2024.

(SEAL)

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Signature
My Commission Expires: 11-06-24