THIS INSTRUMENT WAS PREPARED BY **HARPETH ESCROW, LLC** **117 SAUNDERSVILLE RD., STE 201** **HENDERSONVILLE, TN 37075** **HE-2024-270**	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is **$0.00** **Affiant**
Karen Johnson Davidson County Batch# 1161301 DEEDQC 07/24/2024 01:36:30 PM 2 pgs Fees: $12.00 Taxes: $0.00 20240724-0055911	Subscribed and sworn to before me, this **19th day of July, 2024.** **Notary Public** **My commission expires:** 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTIES OR REPRESENTATIONS AND NO LIABILITY IS ASSUMED FOR ANY STATUS OF TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY A TITLE EXAMINATION OR SURVEY. THIS INSTRUMENT WAS PREPARED SOLEY BASED UPON INFORMATION FURNISHED TO THE PREPARER.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carlos Acosta and Rocio Acosta **2247 Maplecrest Drive** **Nashville, TN 37214**	**SAME**	**084 11 0 076.00** Account No.:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Carlos Acosta, a married man** "GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Carlos Acosta and Rocio Acosta, husband and wife** "GRANTEE(S)", all right, title and interest in the following described real estate in the State of Tennessee, **Davidson** County being more particularly described as follows:

Lot No. 35 on the Plan of A SUBDIVISION OF C.R. QUARLES LANDS MAPLECREST, as of record in Plat Book 1835, Pages 27 & 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Vernon Brogden, an unmarried person by Quitclaim Deed from Margaret Brogden Petre, a married person, formerly known as Margaret B. Williams, of record in Instrument No. 20110127-0007416, in the Register's Office of Davidson County, Tennessee, dated January 25, 2011 and recorded on January 27, 2011. The said John Vernon Brogden died on February 20, 2024, Testate, devising subject property to Katherine (Brogden) Freeman, Margaret (Brogden) Petre and Mary (Brogden) Oxley. See Probate Case No. 24P518, Davidson County, Seventh Circuit Court.

Being the same property conveyed to Carlos Acosta, a married man from Estate of John Vernon Brogden by Warranty Deed dated 07/19/2024 and recorded in Instrument No. _____202407240055909__, in the Register's Office of Davidson County, Tennessee.

This is improved (____) unimproved (_X_) property known as **2247 Maplecrest Drive, Nashville, TN 37214**.

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

WITNESS our hands this **19th day of July, 2024**.

Carlos Acosta

STATE OF Tennessee
COUNTY OF Dawson

On this 19th day of July, 2024, before me personally appeared Carlos Acosta, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of July, 2024.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Aubrey Seavers, 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 7/19/24 **(date of document)**.

Affiant Signature

7/19/24
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 19th day of July, 2024.

Notary's Signature
My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY