Karen Johnson Davidson County
Batch # 1162498 DEEDQC
07/25/2024 11:17:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240725-0056314

This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Isaac Ocana & Silvia Ordonez Roman 615 Center St. Madison, TN 37115	NEW OWNER	052-03-0-106.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Silvia Ordonez Roman** "the Grantor," conveys and quitclaims unto **Isaac Ocana and Silvia Ordonez Roman, husband and wife** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 16 on Block "A" on the unrecorded plan of homeacres, as subdivided by Blanchard Parrish, Surveyors, on October 26, 1939.

Said Lot No. 16 fronts 100 feet on the East Side of Center Street and runs back toward Larkin Spring Road between parallel lines 334.7 feet, more or less, to a line in the rear of said lot, which rear lines measures 100 feet thereon.

Being the same property conveyed by Warranty Deed to Silvia Ordonez Roman from William R. Hoover, Jr., on November 21, 2017, and recorded on November 27, 2017, in Instrument No. 20171127-0120871, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 16 day of July, 2024.

_____(SEAL)
Silvia Ordonez Roman

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Silvia Ordonez Roman**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 16 day of July, 2024.

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

_____
Notary Public
My commission expires: 12-1-27

STATE OF TENNESSEE
COUNTY OF Sumner

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

_____
(Affiant)

_____
Notary Public My commission expires: 12-1-27

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER