Karen Johnson Davidson County
Batch# 1162963 DEEDQC
07/26/2024 04:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240726-0056847

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

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

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 26 day of July, ~~2023~~ 2024

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Wilber I. Sanchez Parada **Raymel Moleiro**	**NEW OWNER**	**07601002000**
508 Tulip Grove Rd.		
Nashville, TN 37076		

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 **Wilber I. Sanchez Parada** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Wilber I. Sanchez Parada and spouse, Raymel Moleiro,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Section One, Sunset Park of record in Book 4300, page 185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Wilber I. Sanchez Parada by Warranty Deed from Megan M. Brock dated May 13, 2024, of record in Instrument No. 20240529-0039716, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 508 Tulip Grove Rd., Nashville, TN 37076.

WITNESS my/our hands this 25 day of July, 2024.

Wilber I. Sanchez Parada

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and seal at office on this, the 25 day of July, 2024.

My commission expires: 3/3/26

NOTARY PUBLIC

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Jennifer Russell, 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 7/25/2024.
Date

Jennifer Russell
Affiant Signature

7/26/2024
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 26 day of July, 2024.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.