QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1164269 DEEDQC
07/30/2024 11:51:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20240730-0057612

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24633428

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Vincente Rayo Perez and Elodia Valle**
Address of New Owner(s): **4941 Hopedale Drive, Nashville, TN 37211**

Property ID NUMBER: 147 12 0 015.00

THIS INDENTURE, made and entered into this 25 day of July, 2024, by and between **Vincente Rayo Perez fka Vincente Perez Rayo and Elodia Valle, Husband and Wife, and J. Isaias Rayo Perez, a married Person,** party of the first part, and **Vincente Rayo Perez and Elodia Valle, Husband and Wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF BEVERLY HEIGHTS SUBDIVISION, SECTION 1, OF RECORD IN PLAT BOOK 2331, PAGE 26, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

For Information Purposes Only:

Being the same property conveyed to Vicente Perez Rayo and wife Elodia Valle and J. Isaias Rayo Perez, unmarried, by deed dated January 12, 2007 and recorded on January 17, 2007 in Deed Instrument/Case No. 20070117-0006963, in the County Clerk's Office.

TMS: 147 12 0 015.00

Property Address: 4941 Hopedale Drive, Nashville, TN 37211

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74014906 QC101 01 0506

WITNESS the signature of the said party of the first part the day and year first above written.

~~Vincente~~ Rayo Perez
Vicente (AC)

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 25 day of July, 2024, before me personally appeared ~~Vincente~~ Vicente (AC) Rayo Perez, 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 and seal, this 25 day of July 2024

Signature of Notary Public 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74014906 QC101 01 0506

WITNESS the signature of the said party of the first part the day and year first above written.

Elodia Valle

STATE OF Tennessee

COUNTY OF Davidson Acknowledgement

On this 25 day of July, 2024, before me personally appeared Elodia Valle, 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 and seal, this 25 day of July 2024.

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Notary Public 10-4-27

MCD 74014906 QC101 01 0506

WITNESS the signature of the said party of the first part the day and year first above written.



J. Isaias Rayo Perez

STATE OF Tennessee

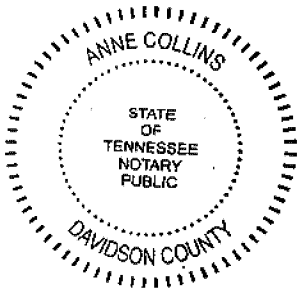
COUNTY OF Davidson Acknowledgement

On this 25 day of July, 2024, before me personally appeared J. Isaias Rayo Perez, 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 and seal, this 25 day of July 2024

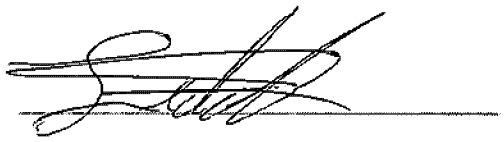


Signature of Notary Public 10-4-27





WITNESS the signature of the said party of the first part the day and year first above written.



J. Isaias Rayo Perez

STATE OF Tennessee

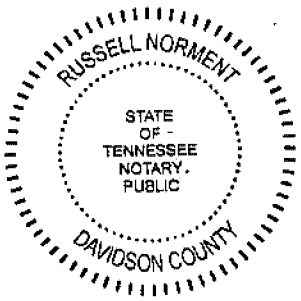
COUNTY OF Davidson Acknowledgement

On this 29th day of June, 2024, before me personally appeared J. Isaias Rayo Perez, 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 and seal, this 29th day of June, 2024.



Signature of Notary Public



My Commission Expires
October 4, 2027



AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$255,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(4)**

Affiant

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

Notary Public Signature
My commission expires: 10/04/2027

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74014906 QC101 01 0506

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$255,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(4)**

Affiant

Subscribed and sworn to before me this 25 day of July 2024.

Notary Public Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74014906 QC101 01 0506

Tennessee Certification of Electronic Document

I, Sam Rider, 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 of document).

Affiant Signature

Jul 26, 2024
Date

State of Michigan

County of Wayne

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

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE