Name and Address of New Owner:
Ernesto Lupercio Patino
513 Landmark Ct
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 147110C01300CO

Karen Johnson Davidson County
Batch# 1167171 DEEDQC
08/12/2024 08:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240812-0060138

QUITCLAIM DEED

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, **Ernesto Lupercio Patino, unmarried man ,** "the Grantor," convey and quitclaim unto **Ernesto Lupercio Patino, Bertha Carmona Jimenez and Karime Loreidy Molina Carmona, joint tenants with full right of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Unit 13 on the Plan of Landmark Townhomes, a Planned Unit Development , of record in 20080110-0002933 and amended in Instrument No. 20080220-0016617, Instrument No. 20080305-0022273, Instrument No. 20081230 -0123435 and amended and restated in Instrument No. 20110930-0075885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ernesto Lupercio Patino, unmarried man by Warranty Deed from Erica Musgrove, a single woman, dated July 26, 2024, of record in Instrument No 202408120060136, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 513 Landmark Court, Nashville, TN 37211

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 26th day of July, 2024.

ERNESTO LUPERCIO PATINO(SEAL)
Ernesto Lupercio Patino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2024, before me personally appeared **Ernesto Lupercio Patino**, 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 26th day of July, 2024.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires: 11.3.25

202408120060138

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 7/24/24 (date of document).

Affiant Signature

7/24/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

