Karen Johnson Davidson County
Batch# 1169126 DEEDQC
08/14/2024 11:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062028

QUITCLAIM DEED

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~1st~~ 8th DAY OF ~~August~~ 2024. KR

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-94

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ernesto Cerroblanco Ramos and Gemma Sarahi Castillo Figueroa	Same as owner	029 00 0 069.00
(NAME) 5855 Old Clarksville Pike	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Ernesto Cerroblanco Ramos, a married man**, (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Ernesto Cerroblanco Ramos and Gemma Sarahi Castillo Figueroa, husband and wife, as tenants by the entirety** (the "**Grantees**"), their successors and assigns, all of Grantor's right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

It is the Grantor's intention by such conveyance to create an estate by the entireties in and to the entire interest in the Property previously held by the Grantor, in accordance with T.C.A. §66- 1- 109.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 8 day of August, 2024.

GRANTOR:

Ernesto Cerroblanco Ramos

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared **Ernesto Cerroblanco Ramos,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8 day of August 2024.

Notary Public

My Commission Expires: 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being in the 14th Civil District of said county, described according to a copy of a survey thereof made by William Collier Parrish, Associates, Civil Engineers, dated March 28, 1960, as follows:

Beginning at an iron stake by a large post in the Southerly margin of the Old Clarksville Road, said point being 246.3 feet Westerly from the Westerly line of Tract No. 4 of the Charles P. Zimmerle Lands, of record in Plan Book 3, Page 26, Chancery Court, thence leaving said road and along a fence, South 28 degrees 15' West 356.2 feet to an iron stake in another fence; thence along the last mentioned fence, North 59 degrees 30' West 120.5 feet to an iron stake; thence North 20 degrees 10' East 358.7 feet to a stake in a Fence in the Southerly margin of the Old Clarksville Road; thence with the margin of the same, South 63 degrees East 120.5 feet to the beginning.

Being the same property conveyed to Ernesto Cerroblanco Ramos, a married man, by Warranty Deed from Wesley D. McClelland and Patricia C. McClelland, husband and wife, of record in Instrument No. 20230503-0032829, in the Register's Office of Davidson County, Tennessee, dated May 1, 2023 and recorded on May 3, 2023.

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 August 8, 2024.

Signature
Date: August 8, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 8th day of August, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025