Karen Johnson Davidson County
Batch# 1172992 DEEDQC
08/21/2024 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240821-0064313

NEW OWNER:

Karla Vanessa Pena
1732 Hudson Rd
Madison, TN 37115

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map & Parcel: 063000049.01

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **ABRAHAM AGUILAR and KARLA VENESSA PENA, as joint tenants with right of survivorship,** hereinafter called the Grantors, have quitclaimed to **KARLA VENESSA PENA**, hereinafter called the Grantee, all of their interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civl District of Davidson County,Tennessee, described according to a survey made by H. Gee, Surveyor, dated November 18, 1961, as follows:

Beginning at a point in the centerline of Hudson Lane at the northeast corner of the 5 acre tract conveyed to Benny R. Gattis and wife, by deed from J. E. Bowen, Sr., and wife, as of record in Book 3312, page 615, these along their north line, south 64 degrees 10 min West 909.09 feet to an iron pin, being their northwest corner; thence North 30 deg 25 min West 239.5 feet to an iron pin; thence North 64 deg 10 min East 919.3 feet to the centerline of Hudson Lane; thence with the center line of the same, South 28 deg East 239 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to Abraham Aguilar and Karla Vanessa Pena, as joint tenants with right of survivorship, by Warranty Deed from Linda G. Compton, heir at law of Robert Bradley Crawford and as Administrator of the Estate of Robert Bradley Crawford, of record as Instrument 20190520-0047481, Register's Office for Davidson County, Tennessee.

This is improved property known as 1732 Hudson Road, Madison, Tennessee 37115.

WITNESS SIGNATURE(S) this 21st day of August, 2024.

ABRAHAM AGUILAR

Karla V. Pena

KARLA VENESSA PENA

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ABRAHAM AGUILAR,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 21st day of August, 2024.

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 5/2/27

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **KARLA VENESSA PENA,** 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 official seal at office, this 21st day of August, 2024.

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My commission expires: 5/2/27

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

Affiant

Sworn to and subscribed to before me, this the 21st day of August, 2024.

TAYLOR CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires July 27, 2025 WILSON COUNTY

Notary Public

My commission expires:

202408210064313

Certificate of Authenticity

I, Celia Stewart Rouse, 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 8/21/24.

Date

Celia Stewart Rouse

Affiant Signature

8/21/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21st day of August, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY