Name and Address of New Owner:
Veronica Sarai Perdomo Patino and Victor Julio Perdomo Sanchez
6637 Shadyview Dr
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Map & Parcel No: 176050A08600

Karen Johnson Davidson County
Batch# 1174613 DEEDQC
08/26/2024 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240826-0065588

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, **Veronica Sarai Perdomo Patino, a married woman and Victor Julio Perdomo Sanchez, a married man,** "the Grantor," convey and quitclaim unto **Veronica Sarai Perdomo Patino and Edgar Flores, wife and husband and Victor Julio Perdomo Sanchez, joint tenants with full right of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land In Davidson County, Tennessee, being Lot No. 285 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Page 884, 885, 886, 887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Veronica Sarai Perdomo Patino, a married woman and Victor Julio Perdomo Sanchez, a married man by Warranty Deed from Kimberly Lynn McCarthy, an unmarried woman, dated August 19, 2024 and filed of record in Instrument No. 202408260065586, in the Register's Office for Davidson County, Tennessee.

Improved property known as 6637 Shadyview Dr, Antioch TN 37013

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 GRANTEES, 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 19th day of August, 2024.

_____(SEAL)
Veronica Sarai Perdomo Patino

_____(SEAL)
Victor Julio Perdomo Sanchez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of August, 2024, before me personally appeared **Veronica Sarai Perdomo Patino and Victor Julio Perdomo Sanchez**, 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 19th day of August, 2024.

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

_____
Notary Signature
My commission expires: 11.3.2025

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 19th day of August, 2024.

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

_____
Notary Signature
My commission expires: 11.3.2025

202408260065588

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 8/19/24 (date of document).

Affiant Signature

8/26/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

