Karen Johnson Davidson County
Batch# 1174720 DEEDQC
08/27/2024 09:30:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240827-0065746

THIS INSTRUMENT PREPARED BY:
Yvette L. Meldrum, Attorney at Law
Mid-State Title & Escrow, Inc.
Royal Oaks Trade Center
128 Holiday Court, Suite 125
Franklin, TN 37067
(615) 790-3156
2024-1027
This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax-related matters. Mid-State Title and Escrow, Inc. shall not be responsible for any matter that could have been resolved by legal and/or tax-related counsel.
This Instrument is to be treated as a Quitclaim Deed under T.C.A. § 67-4-409(a)(1)(D), as amended. 2024-1027

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

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

Notary Public

My commission expires: 01/23/28

JACKIE RUDOLPH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Name and Address of New Owner:
Kevin Omar Lopez Diaz and Maria De Los Angel Diaz Mejia
3817 Hillshire Dr.
Antioch, TN 37013

Send Tax Bills To:
Owner

Street Address of Subject Property:
3449 Shakertown Road
Antioch, TN, 37013

Parcel ID:
150 03 0 363.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KEVIN OMAR LOPEZ DIAZ, UNMARRIED MAN,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **KEVIN OMAR LOPEZ DIAZ, UNMARRIED MAN, AND MARIA DE LOS ANGEL DIAZ MEJIA, UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called "**GRANTEES,**" his/her/their heirs and assigns, all of his/her/their right, title and interest, if any, in and to a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 417, on the Plan of Section Nine, The Country, of record in Book 6900, Page 285 and 286, Register's Office of Davidson County, Tennessee.

Said Lot No. 417 fronts 80.00 feet on the southerly margin of Shakertown Road, and extends back 97.00 feet on the easterly line and 120.00 feet on the westerly line to a broken line in the rear measuring 108.84 feet thereon.

Being the same property conveyed to KEVIN OMAR LOPEZ DIAZ, UNMARRIED MAN, by Warranty Deed from CEYLON COOK, PERSONAL REPRESENTATIVE FOR THE ESTATE OF JOANN COOK, dated August 13, 2024 and recorded August 22, 2024 in Instrument No. 20240822-0064716, Register's Office of Davidson County, Tennessee.

WITNESS my hand this 26 day of August, 2024.

KEVIN OMAR LOPEZ DIAZ

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE]
COUNTY OF Williamson]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, KEVIN OMAR LOPEZ DIAZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that they/he/she, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, this 26 day of August, 2024.

NOTARY PUBLIC

My commission expires: 01/23/28

True Copy Certification

I, Yvette Meldrum, 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 26 2024.

Affiant Signature

August 26 2024

State of Tennessee
County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 01/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON