Karen Johnson Davidson County
Batch# 1176092 DEEDQC
08/30/2024 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240830-0067185

THIS INSTRUMENT PREPARED BY:
Stewart Title – Homeland Division
2822 Bransford Ave
Nashville, TN 37204
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN to before me, this the 29th day of August, 2024.

Notary Public
My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Juan Manuel Ayala Merino 613 Amelia Drive Antioch, TN 37013	New Owner	162-10-0-150.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Juan Manuel Ayala Merino, married man** ("Grantors"), have bargained and sold, and by these presents do hereby Quitclaim and convey unto **Juan Manuel Ayala Merino and Ana M Guevara, husband and wife** ("Grantee"), her heirs and assigns, all of their right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Brook View Estates, Section 2, of record in Book 4460, Page 163, Register's Office for Davidson County, Tennessee. to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Lucy Ray, unmarried by Warranty Deed from Michael Cohen, unmarried, dated 11/30/1979, of record in Book 5537, Page 739, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty Deed from Lucy Ray, an unmarried woman, dated 01/02/2024, of record in Instrument No. 20240108-0001374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maichel Basilious by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated 01/04/2024, of record in Instrument No. 20240108-0001468, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Juan Manuel Ayala Merino, a married man by Warranty Deed from Maichel Basilious, unmarried, dated 08/29/2024, of record in Instrument No. 20240830-0066994, Register's Office for Davidson County, Tennessee.

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 613 Amelia Drive, Antioch, TN 37013.

IN WITNESS WHEREOF, Grantor(s) has executed this instrument as of the 29th day of August 2024.

GRANTOR(S):

Juan Manuel Ayala Merino

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of August 2024, before me personally appeared Juan Manuel Ayala Merino to me this day, and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of August 2024.

Shauna Daniels
Notary Public

My Commission Expires: 9/8/25

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 29, 2024.

Affiant
Date: August 30, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of August 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY