Karen Johnson
Batch # 1177462
09/04/2024 08:30:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240904-0067883

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 30th day of August 2024.

Notary public

My commission Expires: 05/20/2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Omar J. Fente Living Trust 105 Cimarron Court Antioch, TN 37013	Omar J. Fente Living Trust 105 Cimarron Court Antioch, TN 37013	148-15-0-037.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Omar Fente De Leon, unmarried, does hereby quitclaim, transfer and convey unto Omar J. Fente, as Trustee of the Omar J. Fente Living Trust dated August 30, 2024, all of his right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Apache Hills, Section III, as of record in Book 4175, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 89.80 feet on the westerly side of Cimarron Court and extends back 147.15 feet on the northerly line and 117.9 feet on the southerly line to a dead line which is a broken line on which it measures 98.7 feet.

Being the same property conveyed to Omar Fente De Leon, unmarried and Maricela Estrada Perez, unmarried, from Michael F. Redman, married, by Warranty Deed dated March 28, 2003,

and recorded on May 23, 2003, as Document No. 20030523-0070556, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 105 Cimarron Court, Antioch, Tennessee 37013

Witness my hand this 30th day of August 2024.

Omar Fente De Leon, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Omar Fente De Leon, as Grantor, 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, at office, this day, August 30, 2024.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/20/2025

Justin Gilbert, Notary Public
My commission expires: May 20, 2025