THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1179447 DEEDQC
09/10/2024 08:53:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240910-0069528

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Juan Hurtado Angel 1204 Russell St. Nashville, TN 37206	New Owner	108-15-0-006.00 083-13-0-024.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Dafne G. Hurtado, an unmarried person** by these presents does hereby quitclaim and convey unto **Juan Hurtado Angel, a married man** its successors, representatives, and/or assigns, their rights, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 9th day of September 2024.

Affiant

My commission expires: 6/18/2028
(Affix Seal)

Notary Public

JATIN A SHAH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 6-18-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this 9th day of September, 2024.

Dafne Hurtado

Dafne G. Hurtado

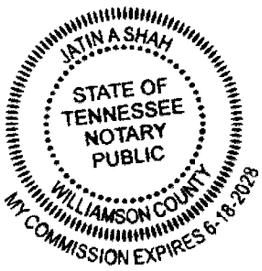
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Daphne G. Hurtado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of September 2024.

Notary Public

My Commission Expires: 6/18/2028



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EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 185A on the Plan of Zone Lot Division of Lot Nos. 181 thru 188, Percy Priest Woods, Section 4 of record in Book 6900, Page 32, in the Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description of the property.

Also included in conveyance are Easements of record in Book 11222, Page 185 and Book 8495, Page 13, Register's Office for Davidson County, TN.

Being the same property conveyed to Dafne G. Hurtado, a married person, by Quitclaim Deed from Jose Hurtado, a married man of record in Instrument No. 20210301-0025407 Register's Office for Davidson County, Tennessee dated February 26, 2021 and recorded on March 1, 2021. The aforementioned deed erroneously stated Dafne G. Hurtado as married. She was not married at that time and continues to be unmarried through the date above.

This is improved property known as 105 Woodcraft Ct., Nashville, TN 37214.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 63 on the map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for said county.

Being the same property conveyed to Dafne Hurtado by Warranty deed from Autumn Andrady of record in Instrument No. 20210503-0059244 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 3, 2021.

This is improved property known as 1204 Russell St., Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **September 9, 2024**.

Affiant Signature

September 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25