RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069

Karen Johnson Davidson County
Batch# 1179518 DEEDQC
09/10/2024 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240910-0069611

QUITCLAIM DEED

WILLIAMSON COUNTY TISHA C. BALDWIN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of 08, 2024

NOTARY PUBLIC

My commission expires: 11.28.26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose M. Perez Calderon and Juan Carlos Portillo Franco 131 Shihmen Court Antioch, TN 37013	Same as Address of New Owner	162-03-0-047

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned **Jose M. Perez Calderon, a single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Jose M. Perez Calderon, a single man and Juan Carlos Portillo Franco, a single man, as joint tenants with rights of survivorship** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of ANTIOCH PARK, SECTION 2, as of record in Plat Book 3842, Page 240, in the Register's Office for said County.

Said Lot No. 227 fronts 43.63 feet along the curve of the Northwesterly margin of Shihmen Court and extends back a total of 242.40 feet along a broken line on the Northeasterly side and 200.0 feet on the Southwesterly line, to a line in the rear on which it measures 165.00 feet.

Being the same property conveyed to Jose M. Perez Calderon, a single man, by Warranty Deed from Abdulkareem Mohammed, a.k.a AbdulKareem Mohammed, unmarried, of record in Instrument No. 20240822-0064651, in the Register's Office of Davidson County, Tennessee, dated 08/16/2024, and recorded on 08/22/2024.

WITNESS MY HAND, this 21 day of August, 2024.

Grantor

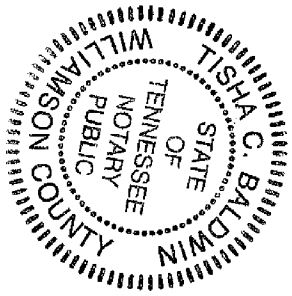
Jose Medardo Perez Calderon

Jose M. Perez Calderon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Jose M. Perez Calderon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of August, 2024



Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Aug 21, 24 (date of document).

Jennifer L. Pennell

Sept 10, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10 day of Sept, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

