Karen Johnson
Batch # 1187005
09/26/2024 02:52:16 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240926-0074793

QUITCLAIM DEED

CAMILLE WOODS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-20-2028

JM-QCD-24-805

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 25 DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-20-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Franciso A. Paulino	**Same as New Owner**	
(NAME)	(NAME)	**148-08-0-246.00**
805 Xavier Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA ORTIZ, AN UNMARRIED PERSON, AND FRANCISCO A. PAULINO, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **FRANCISO A. PAULINO, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section Ten of Terragon Trails of record in Plat Book 5190, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Maria Ortiz and Francisco A. Paulino, husband and wife by Warranty Deed from Estela Gomez and husband, Alberto Arreola of record in Instrument No. 20180529-0050784 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.
Francisco A. Paulino and Maria M Ortiz having since divorced pursuant to sentence No. 035,2021-SCON-00151, of date Eleven of the month of March of the year Two Thousand Twenty One (11/03/2021), dictated by the SECOND CIVIL AND COMMERCIAL CHAMBER OF THE COURT OF FIRST INSTANCE OF THE JUDICIAL DISTRICT OF DUARTE.
Divorce Certificate is found inscribed in the Book No. 00003 of records of DIVORCE, Folio No. 0075 Certificate No. 000238 Year 2021, in the Office of the Civil Status of the 2TH, CIRCUMSCRIPTION, SAN FRANCISCO DE MACOR1S, registered the Twenty Three of the month of March of the year Two Thousand Twenty One (23/03/2021).
Francisco A. Paulino and Carolin C. Guerra are now married to each other.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **805 Xavier Court, Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 25 day of September, 2024

Maria Ortiz

Francisco A. Paulino

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 25 day of September, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 25 day of September, 2024.

Notary Public
My Commission Expires: 3.20.28
(SEAL)

CAMILLE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212