Karen Johnson Davidson County
Batch# 1189711 DEEDQC
10/03/2024 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241003-0076960

Prepared By:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

**QUITCLAIM DEED**

*(This quitclaim deed was prepared without the benefit of a title search)*

| Address of New Owner(s): | Send Tax Bills to: | Map & Parcel: |
|---|---|---|
| Rebecca Miller<br>1536 Sunbeam Dr.<br>Antioch, TN 37013 | New Owner | 182-01-0A-147.00-CO |

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, **FREDERICO CARVALHO JUNQUEIRA, AN UNMARRIED MAN**, as Grantor, by these presents does hereby quitclaim and convey unto **REBECCA MILLER, AN UNMARRIED WOMAN,** as Grantee, her successors, representatives, and assigns, his rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Phase Three, Sunset Hills, RS10 Subdivision - Cluster Lot option, a planned Unit development of record in Plat at Instrument No. 20130619-0063025, 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 convyed to Rebecca Miller and Frederico Carvalho Junqueira, Wife and Husband, via Warranty Deed dated October 4, 2022, and recorded in Instrument No. 20221011-0111171, on October 11, 2022 in the Register's Office for Davidson County, TN. Grantor and Grantee were divorced pursuant to a Final Decree of Divorce dated August 28, 2024, Fourth Circuit, 20th Judicial District at Nashville, Davidson County, Docket No. 24D799.**

**Being also known as 1536 Sunbeam Drive, Antioch, TN 37013**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3rd day of October, 2024.

Affiant

My commission expires: 3-3-25
(Affix Seal)

Notary Public

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of October, 2024.

**Frederico Carvalho Junqueira**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3 day of October, 2024, before me personally appeared Frederico Carvalho Junqueira, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3 day of October, 2024.

Notary Signature
My commission expires: 6/18/2028

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

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 **October 3, 2024**.

Affiant Signature

3rd day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028