This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1190657 DEEDQC
10/07/2024 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241007-0077532

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 5 day of October, 2024.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 03/03/2025

Notary Public

My Commission expires 3/3/2025

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher John Nunez and Patricia Ann Nunez Revocable Trust
2912 Thornton Grove Blvd.
Nashville, TN 37207

SEND TAX BILLS TO:
Christopher John Nunez and Patricia Ann Nunez Revocable Trust
2912 Thornton Grove Blvd.
Nashville, TN 37207

MAP AND PARCEL NUMBER: 050020E28500CO

QUITCLAIM DEED

24NT01188

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Alyssa Mariah Nunez, unmarried and Christopher John Nunez and Patricia Ann. Nunez, husband and wife, as tenants in common with right of survivorship

By these presents do remise, release and **QUITCLAIM** unto

Christopher John Nunez and Patricia Ann Nunez Revocable Trust

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Final Plat, Thornton Grove PUD Phase 4A, of record in Instrument No. 20240124-0004749, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alyssa Mariah Nunez, unmarried and Christopher John Nunez and Patricia Ann Nunez, husband and wife, as tenants in common with right of survivorship by Warranty Deed from NVR, Inc., A Virginia corporation T/A Ryan Homes dated 07/25/2024 and recorded 07/25/2025 as Instrument no. 20240725-0056388, Register's Office for Davidson County, Tennessee

This is an improved property commonly known as 2912 Thornton Grove Blvd, Nashville, TN 37207

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

Witness our hands this 3 day of Oct., 2024.

Alyssa Mariah Nunez

Alyssa Mariah Nunez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Alyssa Mariah Nunez**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of Oct., 2024.

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Christopher John Nunez

Christopher John Nunez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Christopher J. Nunez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of Oct., 2024.

Notary Public

My Commission expires: 11 / 06 / 2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Patricia Ann Nunez

Patricia Ann Nunez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State **Patricia A. Nunez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 3 day of Oct., 2024.

Notary Public

My Commission expires: 11/06/2024.

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Summer Barton 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 10-3-24 (date of document).

Summer Barton
Affiant Signature

10-5-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 of Oct. 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON