QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1192710 DEEDQC
10/11/2024 08:47:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241011-0078931

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24642546

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Juan Javier Carreno and Melissa J. Rickey**
Address of New Owner(s): **509 Pauls Trail, Hermitage, TN 37076**

Property ID NUMBER: 098 13 0C 188.00

THIS INDENTURE, made and entered into this 1st day of October, 2024, by and between **Juan Javier Carreno, a married Man** party of the first part, and **Juan Javier Carreno and Melissa J. Rickey Husband and Wife, as Tenants by the Entirety,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Hermitage, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

** See Attached Exhibit "A" **

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.



WITNESS the signature of the said party of the first part the day and year first above written.

Juan Javier Carreno

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 1st day of October 2024, before me personally appeared Juan Javier Carreno, 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 and seal, this 1st day of October, 2024

Signature of Notary Public

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 74223916 QC101 01 0107

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$470,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(5)**

Affiant

Subscribed and sworn to before me this 1st day of October 2024.

Notary Public Signature
My commission expires: 01/06/2025

KIMBERLY REESE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/06/2025

MCD 74223916 QC101 01 0107

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 098 13 0C 188.00

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 181, ON THE PLAN OF PHASE 5, SECTION 1, THE MEADOWS OF SEVEN POINTS, OF RECORD IN INSTRUMENT NO. 20060522-0059944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Commonly known as: 509 Pauls Trl, Hermitage, TN 37076-3739

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Juan Javier Carreno and Melissa J. Rickey, husband and wife, as Tenants by the Entirety, by deed dated October 1, 2024 of record in Deed Instrument/Case No. , in the County Clerk's Office.

Being the same property conveyed to Juan Javier Carreno, a married man, by deed dated February 7, 2024 of recorded in Deed Instrument/Case No. 20240209-0009276, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/1/2024 (date of document).

Affiant Signature

Oct 1, 2024
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 01 day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE