Karen Johnson Davidson County
Batch# 1192783 DEEDQC
10/11/2024 11:09:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241011-0079012

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lesly Judith Romero Maldonado, unmarried** ("Grantor"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Judith Romero Maldonado, unmarried and Nelson Aguilar Hernandez, unmarried, as joint tenants with right of survivorship,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No.45 on the Plan of Pebble Creek, Section Two, as of record in Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20240812-0060348 in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6th day of **August, 2024.**

Lesly Judith Romero Maldonado
Lesly Judith Romero Maldonado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Lesly Judith Romero Maldonado**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

TAMYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand and official seal at office this **6th** day of **August, 2024.**

MY COMMISSION EXPIRES: 9/30/2024 NOTARY PUBLIC

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 6th day of August, 2024.

MY COMMISSION EXPIRES: 1-6-25 NOTARY PUBLIC

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

PROPERTY ADDRESS: **4937 Pebble Creek Dr.**
Antioch, TN 37013

TAX PARCEL NO.: **1496001700**

PROPERTY OWNER: **Lesly Judith Romero Maldonado**
OWNER'S ADDRESS: **4937 Peeble Creek Dr**
Antioch TN 37013

MAIL TAX BILLS TO: **Lesly Judith Romero Maldonado**
4937 Pebble Creek Dr.
Antioch, TN 37013

Certificate of Authenticity

I, Holly A. Mason, 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 August 6 2024.

Affiant Signature

10/10/24
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026