Karen Johnson Davidson County
Batch# 1194238 DEEDQC
10/16/2024 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241016-0080300

STATE OF TENNESSEE
COUNTY OF Sumner

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

R Paulsson
Affiant

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

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miguel Lares Rivas	New owner	**042120B03300CO**
5744 Clarksville Pike	5744 Clarksville Pike	
~~Joelton~~ ~~Nashville~~ TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Elsa E Ramirez Lozano fka Elsa Lares, unmarried,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Miguel Lares Rivas, unmarried,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the plan of Williams Valley, a plat of which is of record in Instrument No. 20010108-0001974, revised in Instrument No. 20010201-0009794, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Elsa Lares by Warranty Deed from Shaun Donovan, Secretary of Housing and Urban Development, of Washington, D.C. dated 12/5/12, of record in Instrument No. 20121217-0115837, Register's Office for Davidson County, Tennessee. This transaction is pursuant to Final Decree of Divorce between the parties entered on July 10, 2024, in Davidson County Circuit Court Docket No. 24D256. Oath is hereby made that Elsa E. Ramirez Lozano and Elsa Lares are one and the same individual.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 108 Williams Valley Ct., Madison, TN 37115.

WITNESS my/our hands this 3rd day of October, 2024.

Elsa E Ramirez Lozano
Elsa E. Ramirez Lozano

STATE OF TN
COUNTY OF Sumner

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

Witness my hand and seal at office on this, the 3rd day of October, 2024.

My commission expires: 10-21-2024

R Paulsson
NOTARY PUBLIC

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/3/2024 (date of document).

Jennifer M Russell
Affiant Signature

10/3/2024
Date

State of Tennessee

County of Sumner

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

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

