Karen Johnson Davidson County
Batch# 1194238 DEEDQC
10/16/2024 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241016-0080301

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Affiant

Subscribed and sworn to before me, this 16th day of October, 2024.

Notary Public

My commission expires: 03/01/2025

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

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Elsa E. Ramirez Lozano	**NEW OWNER**	**052130B13100CO**
3008 Penn Meade Way		
Nashville, TN 37214		

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 **Miguel Lares Rivas (aka Miguel Lares), unmarried,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Elsa E. Ramirez Lozano, 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. 169 on the Condominium Site Plan of River Glen, Phase IV, Section 2, a Planned Unit Development of record in Book 9700, page 858, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for amore particular description.

Being the same property conveyed to Miguel Lares by Warranty Deed from Joanne S. Aronis dated 10/28/04, of record in Instrument No. 20041109-0134768, 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 Miguel Lares and Miguel Lares Rivas are one and the same individual.

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This is improved property commonly known as 3008 Penn Meade Way, Nashville, TN 37214.

WITNESS my/our hands this 16th day of October, 2024.

Miguel Lares
Miguel Lares Rivas

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 **Miguel Lares Rivas,** 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 16th day of October, 2024.

My commission expires: 10-21-2024

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 10/16/24 (date of document).

Jennifer Russell
Affiant Signature

10/16/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

