Name and Address of New Owner:
Jorge and Melvin Vasquez
3838 Sam Boney Drive
Nashville, TN 37211

Send Tax Bills To:
SAME AS ABOVE

Karen Johnson Davidson County
Batch# 1197861 DEEDQC
10/25/2024 11:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241025-0083024

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 133-11-39

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jorge A. Vasquez, an unmarried man,** "the Grantor," convey and quitclaim any interest they have unto **Jorge Vasquez and Melvin Vasquez, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 33 on the Plan of Paragon Hills of record in Plat Book 3300, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jorge A. Vasquez by Warranty Deed from Antonio Carlos Postigo, dated November 03, 2006, of record in Intrument No. 20061103-0137109, Register's Office for Davidson County, Tennessee.

> Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25 day of October, 2024.

(SEAL)
Jorge A. Vasquez

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Jorge A. Vasquez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 25 day of October, 2024.

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My commission expires: _____

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25 day of October, 2024.

Notary Public
My commission expires: _____

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

File # 2024-6681-?

202410250083024

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 October 25 2024 (date of document)

Affiant Signature

10/25/2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 29th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202410250083024