THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1200241 DEEDQC
11/01/2024 09:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241101-0084818

QUITCLAIM DEED

This deed is prepared with information provided by the grantor/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Dafne G. Hurtado 1204 Russell St. Nashville, TN 37206	New Owner	108-15-0-006.00 083-13-0-024.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Juan Hurtado Angel, a married man** by these presents does hereby quitclaim and convey unto **Dafne G. Hurtado, an unmarried person,** its successors, representatives, and/or assigns, their rights, title and interest in and to the following described tract of land:

See Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
31 day of October, 2024.

Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed effective as of this 31 day of October, 2024.

Juan Hurtado Angel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Juan Hurtado Angel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of October, 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A

Parcel 1:

Land in Davidson County, Tennessee, being Lot No. 185A on the Plan of Zone Lot Division of Lot Nos. 181 thru 188, Percy Priest Woods, Section 4 of record in Book 6900, Page 32, in the Register's Office for Davidson County, TN, to which Plan reference is hereby made for a more complete description of the property.

Also included in conveyance are Easements of record in Book 11222, Page 185 and Book 8495, Page 13, Register's Office for Davidson County, TN.

Being the same property conveyed to Dafne G. Hurtado, a married person, by Quitclaim Deed from Jose Hurtado, a married man of record in Instrument No. 20210301-0025407 Register's Office for Davidson County, Tennessee dated February 26, 2021 and recorded on March 1, 2021. The aforementioned deed erroneously stated Dafne G. Hurtado as married. She was not married at that time and continues to be unmarried through the date above.

Being the same property conveyed to Juan Hurtado Angel, a married man, by Quitclaim Deed from Dafne G. Hurtado, an unmarried person of record in Instrument No. 20240910-0069528 Register's Office for Davidson County, Tennessee dated September 9, 2024 and recorded on September 10, 2024.

This is improved property known as 105 Woodcraft Ct., Nashville, TN 37214.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 63 on the map of East Edgefield Plan, as of record in Book 21, Page 147, Register's Office for said county.

Being the same property conveyed to Dafne Hurtado by Warranty deed from Autumn Andrady of record in Instrument No. 20210503-0059244 Register's Office for Davidson County, Tennessee, dated April 29, 2021 and recorded on May 3, 2021.

Being the same property conveyed to Juan Hurtado Angel, a married man, by Quitclaim Deed from Dafne G. Hurtado, an unmarried person of record in Instrument No. 20240910-0069528 Register's Office for Davidson County, Tennessee dated September 9, 2024 and recorded on September 10, 2024.

This is improved property known as 1204 Russell St., Nashville, TN 37206.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 31. 2024.

Affiant Signature

31st day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028