QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2027
CHEATHAM COUNTY

LB-QCD-24-725

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Miguel Tellez Salabarria	**Same as New Owner**	
(NAME)	(NAME)	**14909003600**
725 Bowfield Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIGUEL TELLEZ SALABARRIA,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MIGUEL TELLEZ SALABARRIA, AN UNMARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Debra Heights, Section 3, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Miguel Tellez Salabarria, a married man, by Warranty Deed from Michael T. Howington and wife, Lisa Howington and Michael W. Howington, an unmarried person, dated May 29, 2015 and recorded on June 03, 2015 in Instrument Number 20150603-0051743, Register's Office for Davidson County, Tennessee. Miguel Tellez Salabarria is now an unmarried man, pursuant to divorce as shown under Docket No. 18D1025, in the Circuit Court of Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **725 Bowfield Court, Antioch, Tennessee 37013**.

Karen Johnson
Batch # 1201176
11/04/2024 02:37:35 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20241104-0085641

Witness my/our hand(s) this the 1st day of November, 2024.

Miguel Tellez Salabarria

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212