This document prepared by Gopal & Pedigo Law Group, P.C., Attorneys at Law, in Nashville, Tennessee, from information furnished by the party. NO TITLE OPINION IS RENDERED BY THIS ATTORNEY.

Karen Johnson
Batch # 1202773
11/07/2024 02:46:52 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241107-0087008

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Juan Belisario Perez Ixchop ("Grantor"), hereby sells, remises, conveys, and quit claims unto Britney Odalis Perez Morales ("Grantee"), all of his rights, title, and interests in the following described real property, to wit:

> Land in Davidson County, Tennessee, Being Lot No. 81 on the Plan of Antioch Park, Section I, of record in Plat Book 3600, Page 96, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description of said lot.

This is improved property known as 94 Benzing Road, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and/or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed from Andre Van Michael Sadler, of record in Instrument No. 20070510-0056283, in the Register's Office of Davidson County, Tennessee, dated April 27, 2007, and recorded on May 10, 2007.

IN TESTIMONY WHEREOF, Grantor, Juan Belisario Perez Ixchop, executed this instrument on this the 7th day of November, 2024.

Juan B Perez

Juan Belisario Perez Ixchop
By: Belkis Antonia Morales y Morales
Attorney-in-fact for Juan Belisario Perez Ixchop

Belkis A Morales

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Belkis Antonia Morales y Morales as Attorney-in-fact for Juan Belisario Perez Ixchop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that she is the Attorney-in-fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, on this the 7th day of November, 2024.

NOTARY PUBLIC

SALMA YVETTE ACUNA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4/19/2027

Property Address:	94 Benzing Road Antioch, Tennessee 37013
Tax Parcel No.	162-07-0-004-00
Send Recorded Document to:	Britney Odalis Perez Morales 94 Benzing Road Antioch, Tennessee 37013
Send Tax Bills to:	Britney Odalis Perez Morales 94 Benzing Road Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
7 **Day of** November, 2024.
Julia Rivera, **Deputy Register**