This instrument was prepared by:
Maryuri Orellana
3309 Hawkwood LN
Nashville, TN 37207

Once recorded, return to:

Karen Johnson
Batch # 1203115
11/08/2024 03:31:17 PM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDQC
4 pgs

20241108-0087468

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of $1.00 M.M. ~~forty One Thousand Seven Hundred Thirty~~ US Dollars ($ ~~41,730~~ 1.00) in hand, paid to Martin Melgar, with an address of 1400 NW 10th AVE #1607 Miami FL 33136 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Maryuri Orellana, with an address of 3309 Hawkwood LANE Nashville TN 37207 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 050-11-0-040.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Maryuri Orellana

Address: 3309 Hawkwood Lane Nashville TN 37207

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: _____ Date: 5/31/24

Printed Name: Martin Melgar

Grantor Signature: _____ Date: _____

Printed Name: _____

1st Witness Signature: _____ Date: 05/31/2024

Printed Name: Marguri Orellana

2nd Witness Signature: _____ Date: 05/31/2024

Printed Name: Ciera Fazio

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
_____, Affiant
Subscribed and sworn before me this the
8 Day of NOV, 2024
_____, Deputy Register

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On May 31 2024 before me, Venant Sindayigaya,
personally appeared Martin Melgar and Maryuri Orellana,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Printed Name Venant Sindayigaya
My Commission Expires 10/04/2024 (Seal)

VENANT SINDAYIGAYA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCT 04, 2027

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Being Lot 609, as shown on the map of Section Four, Parkwood Estates, of record in Plat Book 3300, Pages 79-80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maryuri Graciela Orellana and Martin Melgar by deed 20210507,0061571.