Karen Johnson Davidson County
Batch# 1205054 DEEDQC
11/13/2024 02:59:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20241113-0088454

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2024.

Notary Public

My commission expires: 03/09/2025

JENNIFER RUSSELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gonzalo Figueroa Guerrero **Ma Consuelo Flores Ojeda** **Gonzalo Figueroa**	**NEW OWNER**	**04116001500**
1140 Tuckahoe Dr.		
Nashville, TN 37207		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Antonio Figueroa, a married man,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Gonzalo Figueroa Guerrero and wife, Ma Consuelo Flores Ojeda as to a one-half undivided interest, and Gonzalo Figueroa as to a one-half undivided interest, with the undivided interests being held as tenants in common with right of survivorship,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the plan of Section 5, Bellshire Estates, of record in Book 2133, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Antonio Figueroa by Cash Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. dated November 20, 2013, of record in Instrument No. 20131204-0123434, Register's Office for Davidson County, Tennessee. Oath is hereby made that subject property is not, nor has it ever been the primary residence of Grantor, his spouse, or dependents.

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This is improved property commonly known as 1140 Tuckahoe Dr., Nashville, TN 37207.

WITNESS my/our hands this 6th day of November, 2024.

Antonio Figueroa
Antonio Figueroa

STATE OF TN
COUNTY OF SUMNER

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

Witness my hand and seal at office on this, the 6th day of November, 2024.

My commission expires: 9-19-2028

NOTARY PUBLIC

DEBRA PAULSSON TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/6/24 (date of document).

Jennifer Russell
Affiant Signature

11/13/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

