Karen Johnson Davidson County
Batch# 1207116 DEEDQC
11/20/2024 12:07:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090430

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

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 30 day of October, 2024.

Notary Public

My commission expires: 11.17.24

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Darcy Del Rosario Montanez Angeles	**New Owner**	**163040A51600CO**
3001 Hamilton Church Rd. 516		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Darcy Del Rosario Montanez Angeles, a single person,** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Darcy Del Rosario Montanez Angeles, a single person, and Josnny Joseph Paredes Montanez, a single person, as tenants in common with right of survivorship** herein called "GRANTEE(S)", their successors, heirs and assigns all of her right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Unit 516, Hamilton Crossing Townhomes, a Planned Unit Development, shown as an exhibit to the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20040212-0016945, as amended in Instrument Nos. 20040226-0022076, 20050310-0026734, 20050701-0075731, and20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darcy Del Rosario Montanez Angeles, a single person, by Special Warranty Deed of record as Instrument No. 20170106-0001908, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **3001 Hamilton Church Rd. 516, Antioch, TN 37013**

WITNESS my/our hand(s) this 30 day of October, 2024.

DARCY DEL ROSARIO MONTANEZ ANGELES.
Darcy Del Rosario Montanez Angeles

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Darcy Del Rosario Montanez Angeles,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of October, 2024.

Notary Public

My Commission Expires: 3/3/26

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 10/30/24 (date of document).

Jennifer Russell
Affiant Signature

11/19/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

