Name and Address of New Owner:
Angelica Sanchez and April Dayton
3404 Timber Trail
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1207519 DEEDQC
11/21/2024 09:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0090942

Send Tax Bills To:
Ascend Federal Credit Union
Its Successors and or Assigns
PO Box 1210
Tullahoma, TN 37388

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 150-03-0-060.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Angelica Ramirez Sanchez, aka Angelica Ramirez, an unmarried woman,** "the Grantor," conveys and quitclaims unto **Angelica Ramirez Sanchez and April Cherie Dayton, tenants in common with right of survivorship,** "the Grantees," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Section Two "The Country" of record in Plat Book 5050, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Angelica Ramirez by Warranty Deed from Douglas A. Moore and wife, Caryn L. Moore of record in Instrument No. 20050720-0084380 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 20, 2005.
>
> Being improved property known as **3404 Timber Trail, Antioch, Tennessee 37013.**

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19 day of November, 2024.

_____(SEAL)
Angelica Ramierz Sanchez

STATE OF TN
COUNTY OF Davidson

On this 19 day of November, 2024, before me personally appeared Angelica Ramirez Sanchez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 19 day of November, 2024.

_____
Notary Signature
My commission expires: 3/3/25

STEVEN P. DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

STATE OF TN
COUNTY OF Davidson

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

_____
Notary Signature
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven Disser, 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 11-19-24.

Affiant Signature

11-19-24
Date

State of Tennessee
County of Davidson

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

Notary Signature

My Commission Expires: 5-9-26

