QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00

Lisa M. Pearson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF November, 2024.

Allie Richards
Notary Public

MY COMMISSION EXPIRES: 11-02-2026
(AFFIX SEAL)

ALLIE RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Karen Johnson Davidson County
Batch# 1207669 DEEDQC
11/21/2024 01:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091145

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan T. Pearson Vithia Hidalgo Alfaro	Same	**MAP & PARCEL** 15008008400
3544 Country Way Road Antioch, TN 37013	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lisa M. Pearson, an unmarried person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO, **Ethan T. Pearson and Vithia Hidalgo Alfaro, husband and wife**, HEREINAFTER CALLED GRANTEE(S), all of my ownership interest in A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 476, on the Plan of Section Five of Towne Village of the Country, as shown by plat appearing of record in Book 6250, pages 783-784, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ethan T. Pearson, an unmarried person, and Lisa M. Pearson, an unmarried person, by Warranty Deed from Teresa L. Cosgrove, married, and Andrew P. Grisham, married, dated July 15, 2019, and recorded on July 25, 2019, of record in Instrument No. 20190725-0073109, Register's Office of Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of Nov - 2024.

GRANTOR:

Lisa M. Pearson

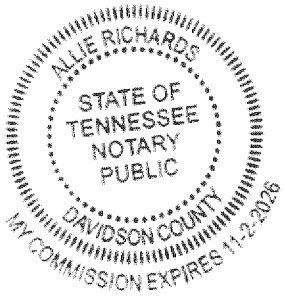
Lisa M. Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19 day of November, 2024, before me personally appeared Lisa M. Pearson, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Allie Richards

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Sondra Mowgey, 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 11/19/2024.

Date

Affiant Signature

11/19/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of November, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY