THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 1207674 DEEDQC
11/21/2024 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241121-0091153

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hector M. Lepez, Fanny N. Barrera Martinez, Eduardo Cervantes Gonzalez, and Hector A. Lepez 3008 Fieldstone Dr. Antioch, TN 37013	New Owner	150-06-0-095.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hector Lepez, married, and Eduardo Cervantes Gonzalez, married,** by these presents does hereby quitclaim and convey unto **Hector M. Lepez and Fanny N. Barrera Martinez, husband and wife, Eduardo Cervantes Gonzalez, married, and Hector A. Lepez, unmarried, as joint tenants with rights of survivorship,** its successors and assigns, all of its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Cherry Hills, Section 10-A, of record in Plat Book 4860, Page 97, 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 Hector Lepez and Fanny Barrera, husband and wife by Warranty Deed from Robert F. Dickerson of record in Instrument No. 20040901-0106030 Register's Office for Davidson County, Tennessee, dated August 30, 2004 and recorded on September 1, 2004.

Being the same property conveyed to Eduardo Cervantes Gonzalez by Quit Claim Deed from Fanny Barrera of record in Instrument No. 20150109-0002562 Register's Office for Davidson County, Tennessee, dated January 1, 2015 and recorded on January 9, 2015.

Being also known as 3008 Fieldstone Drive, Antioch, TN 37013.

STATE OF STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 5TH day of November, 2024.

Affiant

My commission expires:
(Affix Seal)

Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5 day of November, 2024.

Hector M Lepez

Hector Lepez

Eduardo Cervantes Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hector Lepez and Eduardo Cervantes Gonzalez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 5th day of November, 2024.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 5. 2024.

Affiant Signature

21st day of November, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028