THIS INSTRUMENT PREPARED BY.

Orlando Hurtado Espinel
123 E. Due West
Madison, TN 37115

Karen Johnson Davidson County
Batch # 1208294 DEEDQC
11/25/2024 12 18 29 PM 2 pgs
Fees $12 00 Taxes $0 00

20241125-0091990

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Orlando Hurtado Espinel
Affiant

Subscribed and sworn to before me, this 22 day Of November, 2024.

Jacqueline Cabrera
Notary Public

My Commission Expires:

JACQUELINE CABRERA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-9-2027

QUITCLAIM DEED

ADDRESS OF THE NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP - PARCEL
Orlando Hurtado-Espinel Ana De Jesus Ortiz-De Hurtado	SAME	051-08-1-122.00
123 E. Due West		
Madison, TN 37115		

FOR AN IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all which is hereby acknowledged, **Orlando Hurtado Espinel and Ana Hurtado, Husband and Wife** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey to **Orlando Hurtado-Espinel and Ana De Jesus Ortiz-De Hurtado, Husband and Wife**,(hereinafter referred to as the "Grantees") their heirs and assigns, all of the rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot "G" on the Plan of Due West, Montague Subdivision of record in Book 421, Page 152, in the Register's Office for DAVIDSON County, Tennessee.

Said Lot "G" fronts 100 feet on the northerly margin of East Due West Avenue, and extends back 169.5 feet on the westerly line and 163.1 feet on the easterly line, to a line in the rear measuring 100.2 feet thereon.

Being the same property conveyed to Orlando Hurtado Espinel and Ana Hurtado, Husband and Wife, by Warranty Deed from Freddie M. Brown and Rebecca A. Brown, Husband and Wife, of record in Instrument Number 20070116-0005785, in the Register's Office of Davidson County, Tennessee, recorded on January 16, 2007.

This is improved property known as 123 Montague Way Madison, Tennessee 37115

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of November 2024.

Orlando Hurtado Espinel

Orlando Hurtado Espinel

Ana Hurtado

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally Appeared before me, the undersigned Notary Public, in and for the said County and State the within named Orlando Hurtado Espinel and Ana Hurtado, Husband and Wife, the within named grantor(s), with whom I am personally acquainted (of proved to me on the basis of satisfactory evidence), and who acknowledge executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of November 2024.

JACQUELINE CABRERA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Jacqueline Cabrera

Notary Public

My Commission Expires: 3/9/2027