QUITCLAIM DEED

Karen Johnson
Batch # 1208410
11/25/2024 04 19 45 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241125-0092137

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00
Alejandro Flores
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF December 2023
Maria Chavez
Notary Public

MY COMMISSION EXPIRES. 04-19-27
(AFFIX SEAL)

MARIA CHAVEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Alejandro Flores Hernandez 909 Winthorne Dr, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP. PARCEL NO.
Alejandro Flores Hernandez **Sandra Arana Guzman** **Oscar Marquez Landeros** **Miriam Flores Hernandez**	Alejandro Flores Hernandez Sandra Arana Guzman Oscar Marquez Landeros Miriam Flores Hernandez	**120-05-0-109.00**
(NAME) 909 Winthorne Dr	(NAME) 909 Winthorne Dr.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (ESTATE) (ZIP)	(CITY) (ESTATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (10 00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, Alejandro Flores Hernandez, Sandra Arana Guzman (the **Grantor**), by these presents does hereby quitclaim, transfer and convey to **Alejandro Flores Hernandez** and wife **Sandra Arana Guzman, Oscar Marquez Landeros and wife Miriam Flores Hernandez**, (the "**Grantee**"), his successors and assigns, that certain parcel of land in **Montgomery** County, Tennessee, describes as follows (the "**property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No, 502 on the plan of Glengarry Park, Section Five, as of record in Book 2900, Page 145 and 146, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alejandro Flores Hernandez, by Warranty Deed from Jesus A. Becerra and Monica Plascencia Valdivia, husband and wife, Dated May 3rd , 2023 and recorded May 5th. 2023 in Instrument No. 20230505-0033466, in the Register's office for Davidson County, Tennessee.

This improved property located at 909 Winthorne Dr, Nashville, TN 37217

This Conveyance is made subject to any and all matters, restrictions, and/or easements of record Grantor makes no representations or warranties whatsoever with respect to the title or condition of the property.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 20 day of December, 2023.

GRANTOR:

Alejandro Flores
Alejandro Flores Hernandez
Sandra Arana Guzman
Sandra Arana Guzman

STATE OF Tennessee)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared **Alejandro Flores Hernandez and Sandra Arana Guzman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 20 day of December, 2023

MARIA CHAVEZ STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Maria Chavez
Notary Public

My Commission Expires: 04-19-27