This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1217809 DEEDQC
12/18/2024 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241218-0098374

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24 day of June, 2024.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
JS Rental, LLC
2301 North Road,
Murfreesboro, TN 37128

SEND TAX BILLS TO:
JS Rental, LLC
2301 North Road,
Murfreesboro, TN 37128

MAP AND PARCEL NUMBER: 14812007000

QUITCLAIM DEED
24NT00600

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Juan Palacios and Sonia Palacios, Husband and Wife

By these presents do remise, release and **QUITCLAIM** unto

JS Rental, LLC

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Hazelwood, Section 2-A, of record in Book 3500, page 27, said Register's Office.
Said Lot No. 13 fronts 42.16 feet on the Northerly margin of Irma Court and runs back between lines 153.32 feet on the easterly line and 149.85 on the westerly line to a line at the rear of which it measures 165.0 feet.

Being the same property conveyed to Juan Palacios and Sonia Palacios, husband and wife by Warranty Deed from Wanda Powell FKA Wanda Figueroa, a married woman as recorded 04/10/2024 in Book as Document 20240410-0025327, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Figueroa from Rosael Caraballo Quitclaim Deed dated 10/12/2010 and recorded 09/13/2011 in Instrument No. 20110913-0071015, Register's Office of said County.

Being the same property conveyed to Rosael Caraballo and Wanda Figueroa from Vaughn Joint Revocable Trust by Warranty Deed dated 08/13/1999 and recorded 08/19/1999 of record in Book 11625, page 326, said Register's Office. Rosael Caraballo being one and the same as Rasael Caraballo Pieretti and Rosa Caraballo. Wanda Figueroa being one and the same as Wanda Figueroa Caraballo.

This is an improved property commonly known as: 890 Irma Ct, Antioch, TN 37013-3336

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 our hands this 24 day of JUNE, 2024.

Juan Palacios

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Juan Palacios,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of JUNE, 2024.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Sonia Palacios

State of TN }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sonia Palacios,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24 day of JUNE, 2024.

Notary Public

My Commission expires: 1/25/26.

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 June 24, 2024 (date of document).

Affiant Signature

12-18-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th of December, 2024

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26