QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1220286 DEEDQC
12/27/2024 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241227-0100275

STATE OF MISSOURI)
COUNTY OF GREENE)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2024.

My commission expires:
10/18/2026

Notary Public

KRISTI L. WILLOUGHBY
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 18, 2026
Commission #14427595

THIS INSTRUMENT PREPARED BY
Spencer Fane LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Assemblies of God Foundation 3900 S. Overland Avenue Springfield, MO 65807	018-16-0-152.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **RAMON L. HERNANDEZ AND RAMONA HERNANDEZ, HUSBAND AND WIFE** ("Grantor/Grantors") does/do hereby quitclaim and convey a forty percent (40%) undivided interest unto **ASSEMBLIES OF GOD FOUNDATION**, a Missouri nonprofit corporation, **AS TRUSTEE OF THE RAMON AND RAMONA HERNANDEZ CHARITABLE REMAINDER UNITRUST AGREEMENT,** an irrevocable trust ("Grantee/Grantees"), its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Graves Street Subdivision, of record in Plat Book 8250, page 488, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RAMON L. HERNANDEZ AND RAMONA HERNANDEZ, HUSBAND AND WIFE, by deed from MANUEL C. LLANGARI AND JULIA B. ROMERO, HUSBAND AND WIFE, of record in Instrument No. 20090706-0062362, dated June 30, 2009, said Register's Office.

This is improved property known as 206 Graves Road, Goodlettsville, TN 37072.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of December, 2024.

RAMON L. HERNANDEZ

RAMONA HERNANDEZ

STATE OF MISSOURI)
)
COUNTY OF GREENE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAMON L. HERNANDEZ AND RAMONA HERNANDEZ, HUSBAND AND WIFE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of December, 2024.

My Commission expires:
10/18/2026

NOTARY PUBLIC

KRISTI L. WILLOUGHBY
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
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CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 12-23-24 (date of document).

Affiant Signature

12/26/24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 26th day of December, 2024.

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY