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# 1226879 DEEDQC
01/16/2025 12:34:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250116-0003696

State of TENNESSEE
County of DAVIDSON

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

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 16TH day of JAN, 2025.

Notary Public

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

My Commission expires 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Brenda Chavez Gomez, Jennifer Chavez Gomez, William Alexander Iazo Ventura
1468 Bell Trace Drive,
Antioch, TN 37013

SEND TAX BILLS TO:
Brenda Chavez Gomez, Jennifer Chavez Gomez, William Alexander Iazo Ventura
1468 Bell Trace Drive,
Antioch, TN 37013

MAP AND PARCEL NUMBER: 162160E05800CO

QUITCLAIM DEED
24NT01408

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,

Brenda Chavez Gomez, and Jennifer Chavez Gomez, as tenants in common with rights of survivorship

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

Brenda Chavez Gomez, Jennifer Chavez Gomez & William Alexander Iazo Ventura, as tenants in common with rights of survivorship

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, 27 on the Plan of Bell Crest, Section Two, of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Brenda Chavez Gomez, and Jennifer Chavez Gomez, as tenants in common with rights of survivorship by Warranty Deed from Anil Rai and Sivani Rai, husband and wife dated 11/15/2024 and recorded 12/9/2024 as instrument no. 20241209-0095055, Register's office for Davidson County, Tennessee.

This is an improved property commonly known as: 1468 Bell Trace Drive, Antioch, TN 37013

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 16 day of December 2024

Brenda Chavez Gomez

Brenda Chavez Gomez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Brenda Chavez Gomez,** 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 16 day of December 2024

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

William Alexander Iazo Ventura

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **William Alexander Iazo Ventura,** 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 16 day of December 2024

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jennifer Chavez Gomez DIGITALLY SIGNED 01/16/2025 10:23 AM CST

Jennifer Chavez Gomez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Chavez Gomez,** 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 _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 01/16/2025 10:30 AM CST

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Legal Description
(Exhibit A)

24NT01408

Land in Davidson County, Tennessee, being Lot No, 27 on the Plan of Bell Crest, Section Two, of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anil Rai, a married man from Christina A. Schmid, unmarried, by Warranty Deed dated 06/20/2016 and recorded 06/23/2016 in Instrument No. 20160623-0064384, Register's Office of said County.

Being the same property conveyed to Brenda Chavez Gomez, and Jennifer Chavez Gomez, as tenants in common with rights of survivorship by Warranty Deed from Anil Rai and Sivani Rai, husband and wife as recorded December 9, 2024 in Book NA at Page NA as Document 20241209-0095055 in Register's office of Davidson County, Tennessee.

Being the same property conveyed to Brenda Chavez Gomez, Jennifer Chavez Gomez and William Alexander Iazo Ventura, as tenants in common with rights of survivorship by Quit Claim Deed from Brenda Chavez Gomez, and Jennifer Chavez Gomez, as tenants in common with rights of survivorship as recorded _____ in Book _____ at Page _____ as Document _____ in Register's office of Davidson County, Tennessee.

This is an improved property commonly known as: 1468 Bell Trace Dr, Antioch, TN 37013-4347

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 January 16, 2025 (date of document).

Affiant Signature

January 16, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th of January, 2025

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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