Karen Johnson Davidson County
Batch# 1227717 DEEDQC
01/16/2025 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250116-0003754

QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 2025

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
NORMAN E. COREA RAMOS AND MARIA DEL ROCIO MARTINEZ SALDANA	**NORMAN E. COREA RAMOS AND MARIA DEL ROCIO MARTINEZ SALDANA**	
(NAME) **2837 Creekview Drive**	(NAME) **2837 Creekview Drive**	**150 05 0 123.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37217**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **NORMAN COREA, A MARRIED MAN**("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **NORMAN E. COREA RAMOS AND WIFE MARIA DEL ROCIO MARTINEZ SALDANA.** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 681, SECTION 16, EDGE. O. LAKE ESTATES, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4175, PAGE 157 (ERRONEOUSLY REFERRED TO AS PAGE 197 IN BOOK 11087, PAGE 796) OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO NORMAN COREA, UNMARRIED, BY WARRANTY DEED FROM GKB SERVICES, LLC, OF RECORD IN INSTRUMENT NO. 20050602-0062692, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2005 AND RECORDED ON JUNE 02, 2005.

This is Improved Property commonly known as: 2837 Creekview Drive, Nashville, TN 37217.

***Norman Corea and Norman E. Corea Ramos are one and the same.**
***Norman E. Corea Ramos and Maria Del Rocio Martinez Saldana having since been married.**
***It being the explicit intent of the parties to create a tenancy by the entireties pursuant to TCA § 66-1-109.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 16 day of January 2025.

NORMAN COREA

STATE OF TENNESSEE
COUNTY OF Williamson

Personally Appeared Before Me, the Undersigned, A Notary Public In And For Said State And County, Norman Corea, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of January 2025.

Notary Signature

My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **Jan. 16, 2025** (date of document).

Affiant Signature

Jan. 16,2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **16** day of **January**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD