This document prepared by Gopal & Pedigo Law Group, P.C., Attorneys at Law, in Nashville, Tennessee, from information furnished by the party. NO TITLE OPINION IS RENDERED BY THIS ATTORNEY.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and 00/100 ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, Jorge Manuel Ramirez and wife, Juana Ramirez ("Grantors"), hereby sell, remise, convey, and quit claim unto Lourdes Arleth Zuniga ("Grantee"), all of their rights, title, and interests in the following described real property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 85 on the Plan of Harbor Landing Subdivision, Section 4, of record in Book 6900, Page 879, Register's Office for said County, to which reference is hereby made for a more particular description.

This is improved property known as 3117 County Way Road, Antioch, Tennessee 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and/or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed from Jamie Lee Brigham and Lisa L. Brigham, of record in Instrument No. 20040706-0079625, in the Register's Office of Davidson County, Tennessee, dated May 26, 2004, and recorded on May 6, 2004.

IN TESTIMONY WHEREOF, Grantor, Jorge Manuel Ramirez and wife, Juana Ramirez, executed this instrument on this the 17th day of January, 2025.

Jorge Manuel Ramirez

Juana Ramirez

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Karla Zuniga, **Affiant**
Subscribed and sworn before me this the
17 **Day of** January, 2025.
Brandi Wms, **Deputy Register**

Karen Johnson Davidson County
Batch # 1227975 **DEEDQC**
01/17/2025 02:09:41 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250117-0004054

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary public in and for said County and State, **Jorge Manuel Ramirez**, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein stated.

Witness my hand and official seal at Nashville, Tennessee, on this the 17th day of January, 2025.

NOTARY PUBLIC

My Commission Expires: May 5, 2025



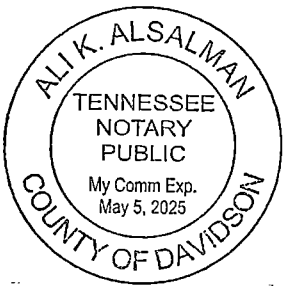
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The following information is not a part of this Deed:

Property Address:	3117 County Way Road Antioch, Tennessee 37013
Tax Parcel No.	15003048800
Send Recorded Document to:	Lourdes Arleth Zuniga 3117 County Way Road Antioch, Tennessee 37013
Send Tax Bills to:	Lourdes Arleth Zuniga 3117 County Way Road Antioch, Tennessee 37013