QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1228485 DEEDQC
01/21/2025 11:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250121-0004427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JANUARY 2025.

Notary Public

MY COMMISSION EXPIRES: 3-2-27
(AFFIX SEAL)

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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
SERGIO RAMIREZ RODRIGUEZ	**Same**	
(NAME) **4309 Andrew Jackson Pkwy**	(NAME)	**075 11 0 141.00**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(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, **MARGARITA M. GONZALES, UNMARIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **SERGIO RAMIREZ RODRIGUEZ, UNMARRIED MAN,** ("GRANTEE") HIS/HER/ITS/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. 63, ON THE PLAN OF REVISION OF LOTS 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 & 102, RACHEL'S SQUARE, SECTION ONE AND TWO, OF RECORD IN PLAT BOOK 6250, PAGE 543, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SERGIO RAMIREZ RODRIGUEZ AND MARGARITA M. GONZALES, HUSBAND AND WIFE, BY WARRANTY DEED FROM ROBERT THOMPSON, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20210928-0130089, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 23, 2021, AND RECORDED ON SEPTEMBER 28, 2021.

***SERGIO RAMIREZ RODRIGUEZ AND MARGARITA M. GONZALES HAVING SINCE DIVORCED ON JULY 16, 2024, AND PURSUANT TO THE FINAL DECREE OF DIVORCE AND MARITAL DISSOLUTION AGREEMENT AS SHOWN IN DOCKET NO. 23D-1326 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE, ENTERED JULY 16, 2024, THE SAID MARGARITA M. GONZALES HEREBY RELEASES, TRANSFERS, AND CONVEYS ANY AND ALL INTEREST SHE HAS IN THE SUBJECT PROPERTY.**

***SERGIO RAMIREZ RODRIGUEZ COVENANTS THAT HE IS ONE AND THE SAME AS SERGIO RAMIREZ AS SHOWN ON THE MARITAL DISSOLUTION AGREEMENT ENTERED IN DOCKET NO. 23D-1326 IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE.**

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 our hands this the 23rd day of December 2024.

Margarita M Gonzales
MARGARITA M. GONZALES

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared **MARGARITA M. GONZALES** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December 2024.

Notary Signature

My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Kelly Dorsey, 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).

Kelly Dorsey
Affiant Signature

1-21-25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of Janauary, 2025.

Emilee Barrett
Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

