Karen Johnson Davidson County
Batch# 1229559 DEEDQC
01/23/2025 10:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250123-0005287

Prepared by:
Hywater Title
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

Subscribed and Sworn before me this 23rd day of Jan., 2025

Notary Public
My commission expires: 8-16-2025

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jonathan Alexander Caris 1289 Bluebird Road Lebanon, TN 37087	New Owner	150-10-1-196.00

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof are hereby acknowledged, Jonathan Alexander Caris, an unmarried man and Jose Guido Zambran, a married man hereinafter the Grantor(s), by these presents, does hereby quitclaim and convey unto Jonathan Alexander Caris, an unmarried man hereinafter the Grantee, all the right, title and interest in and to the following real property, located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section 3, Jamestown Estates of record in Plat Book 6900, Page 866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Alexander Carias, unmarried and Jo013se Guido Zambrano, Married, by Warranty Deed from Brady Development Group, LLC, a Texas Limited Liability Company, dated August 07, 2020, and recorded August 12, 2020, of record in Instrument No. 20200812-0089998, Register's Office of Davidson County, Tennessee

This property is improved property known as: 3921 Tea Garden Way, Nashville, TN 37013

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

Witness my hand this day of January, 2025.

Jonathan Alexander Carias

STATE OF TENNESSEE
COUNTY OF

On this 23rd day of January, 2025, before me personally appeared Jonathan Alexander Carias, 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 January, 2025.

Notary Signature
My commission expires: 11.28.2026

KATHLEEN G. CAMP
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/28/2026
COUNTY OF RUTHERFORD

Witness my hand this 23rd day of January, 2025.

Jose Guido Zambrano

STATE OF TENNESSEE
COUNTY OF

On this 23rd day of January, 2025, before me personally appeared Jose Guido Zambrano, 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 January, 2025.

Notary Signature
My commission expires: 11.28.2026

KATHLEEN G. CAMP
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/28/2026
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **01/23/2025** (date of document).

Jami K. Averwater

Affiant Signature

01/23/2025

Date

State of **Tennessee**

County of **Rutherford**

Sworn to and subscribed before me this **23rd** day of **January**, 2025.

K Camp

Notary's Signature

MY COMMISSION EXPIRES: 11-28-2026

SEAL

