Karen Johnson Davidson County
Batch # 1232993 DEEDQC
02/03/2025 01:34:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250203-0008011

This Instrument Prepared By: Jeffrey O. Powell, Esq.
P.O. Box 672
Joelton, TN 37080

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Ramon Ramirez, not married, of Davidson County, Tennessee, ("Grantor"), for and in consideration of $10.00 Dollars sells, remises, releases and conveys, as well as quitclaims, unto Alba Yaneth Portillo Cabrera, not married, of Davidson County, Tennessee ("Grantee"), as the sole tenant, the following described real estate, located in the county of Davidson, State of Tennessee:

1121 Jacksons Valley Road, Hermitage, Tennessee 37076

Being all or part of the same property described as in the County Register's Deed Book ~~6736~~, Page ~~841~~ 20060919-0116106

AP.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 3 day of February, 2025.

Signed in the presence of:

Deborah Miles
WITNESS (PRINT NAME)

2/3/25
DATE

(SIGNATURE)

Ramon Ramirez
GRANTOR

2-3-2025
DATE

GRANTEE

2-3-2025
DATE

Grantor's Address: 1121 Jacksons Valley Road
Hermitage, TN 37076

Grantees Address: 1121 Jacksons Valley Road
Hermitage, TN 37076

GRANTOR ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for the aforesaid County and State, Ramon Ramirez, the within named Grantor, with whom I am personally acquainted, and who, after being first dully sworn, acknowledged that they executed the foregoing Quit Claim Deed for the purposes contained therein as a free and voluntary act.

Witness my hand in Davidson County, Tennessee, this 3rd day of February, 2025.

Christie Woodard
Notary Public

My Commission Expires: 11-2-2026

CHRISTIE WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $_____

Mail Tax Notice To: Alba Yaneth Portillo Cabrera
1121 Jacksons Valley Road
Hermitage, Tennessee 37076

Parcel Number: 086080040O

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
3 Day of February, 2025.
Brandi Wells, Deputy Register

Exhibit "A"

Being Lot No. 206 on the Plan of Jackson's Retreat, Phase V-A, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.