This Instrument Prepared By:	ADDRESS PROPERTY OWNER AS FOLLOWS:	PERSON/ENTITY RESPONSIBLE FOR TAX BILL:
Kara L. Stevens, Esq. SHOPE AND ASSOCIATES, PLLC 9724 Kingston Pike, Ste 1200 Knoxville, TN 37922 File. Medina	Christine Medina 7056 South Hampton Blvd Antioch, TN 37013	Same as owner. **Parcel ID**: 151 10 0A 227.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HECTOR F. MEDINA, UNMARRIED**, hereinafter called the Grantor(s), do/does hereby transfer their interest unto

CHRISTINE MEDINA, UNMARRIED,

hereinafter called Grantee(s) their successors and assigns, the following described real estate:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument No. 20030707-0093205, 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 Hector F. Medina and Christine Medina, husband and wife, from Franklin E. Griffith, Jr. and Fanchon Griffith, husband and wife, by Warranty Deed dated May 19, 2023 and of record on May 22, 2023 in Instrument No. 20230522-0037971 in the Register's Office for Davidson County, Tennessee.

FURTHER, BEING the same property conveyed to Franklin E. Griffith, Jr. and Fanchon Griffith, husband and wife, from Kimblie R. Cannon, a single woman, by Warranty Deed dated December 21, 2017 and of record on January 3, 2018 in Instrument No. 20180103-0001027 in the Register's Office for Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATION AS TO STATUS OF TITLE, HAVING RELIED ON THE GRANTOR, THE RECORD, OR A THIRD PARTY.

Karen Johnson Davidson County
Batch # 1236217 DEEDQC
02/11/2025 10 21 04 AM 4 pgs
Fees $22 00 Taxes $0 00
20250211-0010236

IN WITNESS WHEREOF, the Grantor(s) have caused this instrument to be executed effective the ____ day of _____ 2025.

_____
Hector F. Medina

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Hector F. Medina,** the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____ day of _____ 2025.

_____
Notary Public

Commission Expires: _____

See attached certificate
MH
01/18/25

CONSIDERATION AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer is EXEMPT pursuant to Tenn Code Ann § 67-4-409(a)(3)(A)(i)

_____
AFFIANT

Subscribed and sworn to before me this _____ day of _____ 2025.

_____
Notary Public

Commission Expires: _____

See attached certificate
MH
01/18/25

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los angeles }

On January 18th, 2025 (Date) before me, Maritza Hampton, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Hector Fernando medina (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

MARITZA HAMPTON
Notary Public - California
Los Angeles County
Commission # 2488808
My Comm. Expires Apr 30, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature Maritza Hampton
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____

Document Date. _____ Number of Pages. _____

Signer(s) Other Than Named Above. _____

Capacity(ies) Claimed by Signer(s)

Signer's Name. _____	Signer's Name. _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s) _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing _____

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CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☑ See Attached Document (Notary to cross out lines 1–6 below)
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

Signature of Document Signer No 1 *Signature of Document Signer No 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of Los angeles

Subscribed and sworn to (or affirmed) before me

on this 18 day of January, 20 25,
by *Date* *Month* *Year*

(1) Hector Fernando medina

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me

MARITZA HAMPTON
Notary Public - California
Los Angeles County
Commission # 2488808
My Comm. Expires Apr 30, 2028

Place Notary Seal and/or Stamp Above

Signature Maritza Hampton
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document

Description of Attached Document

Title or Type of Document _____

Document Date _____ Number of Pages _____

Signer(s) Other Than Named Above _____

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