Karen Johnson Davidson County
Batch# 1236304 DEEDQC
02/11/2025 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250211-0010397

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2025.

Notary Public

My commission expires: 03/01/25

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ELMER NAVARRO	**New Owner(s)**	**16201007600**
19759 PANTHER ISLAND BLVD.	**Property Address**	
ESTERO, FL 33928		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Javier Navarro-Piedra and wife, Maria D. Navarro, "** GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Elmer Navarro** herein called "GRANTEE(S)", their successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 80.0 feet on the southwesterly margin of Delvin Drive and runs back between lines measuring 317.1 feet on the northwesterly side and 233.7 feet on the southeasterly side to a dead line in the rear on which it measures 126.9 feet.

Being the same property conveyed to Javier Navarro-Piedra and Maria D. Navarro by Warranty Deed from Hollace McKinley and Myrna McKinley, husband and wife, and Jeffrey McKinley and Lynette McKinley, husband and wife, as joint tenants with right of survivorship, dated December 28, 2020 and recorded January 5, 2021, of record in Instrument No. 20210105-0002074, in the Register's Office of Davidson County, Tennessee.

This is **improved** property known as: **319 DELVIN DRIVE, NASHVILLE TN 37211.**

WITNESS my/our hand(s) this 7th day of February ~~2024.~~ 2025

Javier Navarro
Javier Navarro-Piedra

Maria D. Navarro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Javier Navarro-Piedra and Maria D. Navarro,,** the within named Grantor(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 within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February 2025.

Notary Public

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES JULY 7, 2025

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Ashton Tercit, 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

2/10/25.
Date

Affiant Signature

2/10/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of February, 2025

Notary's Signature

My Commission Expires: 10/4/27
Date

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027