This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9116-CC

Karen Johnson Davidson County
Batch# 1236671 DEEDQC
02/12/2025 04:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250212-0010825

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me, this the 7th day of February, 2025.

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zarita Velarde and Juan M. Izturriaga, wife and husband and **Alejandra Gabriel Izturriaga Velarde** 241 Blackman Rd Nashville, TN 37211	New Owner	147-7-B-30.00CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Zarita Velarde and Juan M. Izturriaga, wife and husband** ("Grantor") do/does hereby quitclaim and convey unto **Zarita Velarde and Juan M. Izturriaga, wife and husband and Alejandra Gabriel Izturriaga Velarde,** as Joint Tenants with Rights of Survivorship ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Unit No. F-30, Parcel No. 30, in Woodlea Place Townhouses, as shown by Plat of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed by Quit Claim Deed, from Zarita Velarde to Zarita Velarde and Juan M. Izturriaga, wife and husband, as recorded on the 3rd day of January, 2017 in Instrument No. 20170103-0000074, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **4958 Edmondson Pike #F-30, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of February, 2025.

GRANTOR:

Zarita Velarde

Juan M. Izturriaga

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zarita Velarde and Juan M. Izturriaga, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2025.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/4/2027

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 2/7/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 2/11/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

