Name and Address of New Owner:
Jose Olivencia, Jr. & Josefina Morales
2928 Walnut Crest Drive
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1238037 DEEDQC
02/18/2025 10:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011731

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 150 09 0 028.00

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose Olivencia, Jr., married,** "the Grantors," convey and quitclaim unto **Jose Olivencia, Jr. and Josefina Morales, husband and wife**"the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land in DAVIDSON County, Tennessee, being Lot No. 154 on the Plan of Forest View Park, Section One, of record in Book 3700, Page 109 and 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Jose Olivencia, Jr., married by Warranty Deed from Kenneth S. Cornelius, unmarried, dated September 20, 2013, of record in Instrument No. 20130926-0101009, Register's Office for Davidson County, Tennessee.

This is improved property known as 2928 Walnut Crest Drive, Antioch, 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.**

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 15 day of February, 2025.

_____(SEAL)
Jose Olivencia, Jr.

_____(SEAL)
Josefina Morales

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15 day of February, 2025, before me personally appeared **Jose Olivencia, Jr. and Josefina Morales**, 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 15 day of February, 2025.

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 10-4-2027

## AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 day of February, 2025.

_____
Notary Signature
My commission expires: 11-3-2025

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025



202502180011731

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 2.15.25 (date of document).

Affiant Signature

2.15.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

