Karen Johnson Davidson County
Batch# 1240089 DEEDQC
02/24/2025 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250224-0013238

Certificate of Authenticity

I, DOUGLAS L. WATERMAN, 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 2/23/25.

Date

Affiant Signature

2/23/25

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23 day of FEBRUARY, 2025.

Notary's Signature

My Commission Expires: 5-5-2025.

Date

Notary's Seal (if on paper)

DIANE T. WATERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Prepared from information provided by the parties hereto without the benefit of title insurance or counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Attorney Douglas L. Waterman shall not be responsible for any matter that could have been resolved by a title examination or legal and/or tax related counsel. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

ADDRESS NEW OWNER:	The MD & RD PROPERTY TRUST #2 909 Bryant Court Antioch, Tennessee 37013
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	Map 148-12 Parcel 262.00
Prepared by:	Douglas L. Waterman, Attorney at Law, PLLC Dba Waterman Law Firm 4701 Trousdale Drive, Suite 211 Nashville Tennessee 37220

QUITCLAIM DEED

FOR AND IN CONSIDERATION of One and No/100 Dollars ($1.00) THIS DEED, Made this 9th day of January, 2025 by and between Manuel DeJesus DeLeon and Erica Duarte and Maria Aracely Duarte, convey said real property to MD & RD PROPERTY TRUST #2, dated January 9, 2025, Erica Duarte Trustee(s),"Grantee, including all their rights, title and interest in said property and the following described real estate, to-wit:

A certain tract or parcel of land in following described tract of land, in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11, Re-sub of Lot 15 on the Plan of Hazelwood, Sec. 19 of record in Book 5210, Page 323, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Manuel DeJesus DeLeon and wife, Erica Duarte and Maria Aracely Duarte, by Warranty Deed from Gregory A. Simmons and Kayren L. Joseph, filed of record on January 22, 2001 in Instrument Number 20010122-0006279, the Register's Office for Davidson County, Tennessee.

For source of title reference is made to Book 10595, Page 62, Register's Office for Davidson County, Tennessee.

Subject to, restrictions filed of record in Book 3957, Page 552, and Book 5752, Page 212, Register's Office for Davidson County, Tennessee.

Subject to easements filed of record in Book 3954, Page 651 Register's Office for Davidson County, Tennessee.

Being the same property located at 909 Bryant Court , Antioch, Tennessee 37013

WITNESS my/our hand(s) and seal on this 9 day of January, 2025

Manuel De Jesus De Leon

Erica Duarte

Maria Aracely Duarte

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Manuel De Jesus De Leon, Erica Duarte, and Maria Aracely Duarte, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged themselves to be the Grantor and that they as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this the 9 th day of January, 2025.

Notary Public

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

My Commission Expires: 5-5-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1.00

Affiant:

Affiant:

Affiant:

Signed before me, witness my hand and official seal.
This 9 th day of January 2025.

Notary Public

DIANE T. WATERMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

My Commission Expires: 5-5-2025