RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-27671-25

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1240845 DEEDQC
02/26/2025 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250226-0014314

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 25th day of FEBRUARY, 2025.

NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charity Quinonez 1014 Calvert Street Nashville, TN 37216	Same as Address of New Owner	043-10-0A-003-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Jeremy Quinonez**, hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Charity Quinonez** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A condominium Unit in Davidson County, Tennessee, being Unit No. A-24 (A-201), on the Plan of Madison Park Condominium, Phase II, according to Master Deed of record in Book 5462, page 614, corrected in Book 5608, page 551, and amended in Book 8014, page 416, and more particularly described on Plat of record in Book 5200, pages 179-182, inclusive, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jeremy Quinonez and Charity Quinonez, husband and wife, from Eric M. Quiram, a married man, and Jason A. Quiram, a married man, by Warranty Deed dated July 12, 2022 and recorded July 13, 2022 in Instrument #20220713-0080696, said Register's Office. **The said Jeremy Quinonez and Charity Quinonez having since divorced.**

WITNESS MY HAND, this 15th day of FEBRUARY, 2025.

Grantor

Jeremy Quinonez

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, **Jeremy Quinonez,** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of February, 2025.

Notary Public

Chelsea Alexandria Frederick
Printed Notary Name

My commission expires: Expires: July 6, 2026

CHELSEA ALEXANDRIA FREDERICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 25, 25 (date of document).

Jennifer Pennell

Feb 26, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 26, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

