QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1252436 DEEDQC
03/27/2025 08:20:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250327-0022841

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of March, 2025.

Notary Public
MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title, LLC
Celia Stewart Rouse, attorney-at-law
2800 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ivan Delgado Cabrera	SAME AS NEW OWNER	086-08-0-080.00
(NAME) 2113 Strombury Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Gilberto Camacho Echeverry, unmarried,** hereinafter called the Grantor(s), does hereby bargain, sell, release, remise, quitclaim and convey all my right, title and interest to **Ivan Delgado Cabrera, married man** hereinafter called the Grantee(s), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 383, Phase 1, of Camden Woods, of record in Plat Book 6900, Page 697, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Ivan Delgado and Giberto Camacho Echeverry, a married couple by Warranty Deed from Douglas N. Curtiss a/k/a Doug N. Curtiss and Stefanie Curtiss, husband and wife of record in Instrument No. 20180426-0039429 Register's Office for Davidson County, Tennessee, dated April 25, 2018 and recorded on April 26, 2018.

The said Ivan Delgado Cabrera and Gilberto Camacho Echeverry having since divorced.

Ivan Delgado, Ivan Delgado Noel Cabrera and Ivan Delgado Cabrera being one in the same.

The said Giberto Camacho Echeverry and Gilberto Camacho Echeverry being one in the same.

ALL INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED BY THE PREPARER AS TO THE ACCURACY OF THIS INFORMATION.

This property is __unimproved _X_improved property known as: 2113 Strombury Drive, Hermitage, TN 37076

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 14 day of March, 2025.

Giberto Camacho Echeverry

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Giberto Camacho Echeverry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2025.

Notary Public

My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 3-14-25.

Celia Stewart Rouse
Affiant Signature

3-14-25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14 day of March, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY