Karen Johnson Davidson County
Batch# 1253731 DEEDQC
03/28/2025 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250328-0023477

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TN

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
636 GRASSMERE PARK
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Elmer Navarro et al	**New Owner**	**16201007600**
319 Delvin Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Elmer Navarro** GRANTOR(S)", by these presents, does hereby quitclaim and convey to **Elmer Navarro, an undivided one-half interest as tenant in common with Javier Navarro-Piedra and wife, Maria D. Navarro, an πundivided one-half interest ,** herein called "GRANTEE(S)", their successors, heirs and assigns all of his right, title and interest in and to a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Addition to Southwood, of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 80.0 feet on the southwesterly margin of Delvin Drive and runs back between lines measuring 317.1 feet on the northwesterly side and 233.7 feet on the southeasterly side to a dead line in the rear on which it measures 126.9 feet.

Being the same property conveyed to Elmer Navarro by Quitclaim Deed from Javier Navarro-Piedra and wife, Maria D. Navarro, of record as Instrument No. 20250211-0010397, Register's Office for Davidson County, Tennessee.

This is improved property known as: **319 Delvin Drive, Nashville, TN 37211**

WITNESS my/our hand(s) this 26th day of March, 2025.

Elmer Navarro

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State **Elmer Navarro,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2025.

Notary Public

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 3/26/25 (date of document).

Jennifer Russell
Affiant Signature

3/28/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 28th day of March 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

