Name and Address of New Owner:
AC Fam Real Estate, LLC
24138 Vecchio
San Antonio, TX 78260

Send Tax Bills To:
AC Fam Real Estate, LLC
24138 Vecchio
San Antonio, TX 78260

Karen Johnson Davidson County
Batch# 1254058 DEEDQC
03/31/2025 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250331-0023989

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 106-05-0A-009-00

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, **Gladys Angel, a married woman,** "the Grantors," convey and quitclaim any interest they have unto **AC Fam Real Estate, LLC,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Being Unit 9 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.
>
> Being the same property conveyed to Gladys Angel, a married woman, dated May 24, 2024, by Warranty Deed from Stephen Collins and Dana Elizabeth Collins, husband and wife, recorded May 31, 2024 in Instrument No. 20240531-0040504 in the Register's Office.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

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 28th day of May, 2024.

_____ (SEAL)
Gladys P. Angel, In-fact

Gustavo Angel Alba by family attorney (SEAL)
Gustavo Angel Alba

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Gladys P. Angel** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of May, 2024.

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public
My commission expires: 6/26/27

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Gladys P. Angel with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Gustavo Angel Alba, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Gustavo Angel Alba by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of May, 2024.

My Commission Expires:
6/26/27

_____
NOTARY PUBLIC

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
28th day of May, 2024.

_____
Notary Public

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202503310023989

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/28/2024 (date of document)

Regina Sullo

Affiant Signature

March 31, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31 day of March 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

