Karen Johnson Davidson County
Batch# 1255888 DEEDQC
04/03/2025 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250403-0025267

**CREGISTER'S USE ONLY:**

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**OATH:** I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 2nd DAY OF April, 2025.

*SEAL*

NOTARY PUBLIC
COMMISSION EXPIRES: 4/20/25

**THIS INSTRUMENT PREPARED BY:**
Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

**SEND TAX BILLS TO:**
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

**NEW OWNER:**
Ovidio R. Quintanilla and Maria Cristina Rivas Valle
328 Cumberland Avenue
Madison, TN 37115

# DEED CREATING A TENANCY BY THE ENTIRETY

**THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).**

This indenture is made and entered into this 2nd day of April, 2025 between OVIDIO R. QUINTANILLA (hereinafter referred to as "GRANTOR") and OVIDIO R. QUINTANILLA AND MARIA CRISTINA RIVAS VALLE, husband and wife (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantor and Grantee, an interest as tenants by the entirety, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 32 of Block "C" on the Plan of Woodlawn Estates of record in Book 843, Page 82, in the Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ovidio R. Quintanilla, a married person, by Mi Casa Solutions, a Tennessee Limited Liability Company dated November 20, 2013 and recorded on November 22, 2013 in Instrument No. 20131122-0120563, in the Register's Office for Davidson, Tennessee.

TAX PARCEL # 043 09 0 162.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 328 Cumberland Avenue, Madison, TN 37115.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

**It is the sole purpose of this instrument to create an estate by the entireties in and to the interest in the above-described tract or parcel of land previously held by the Grantor pursuant to Section 66-1-109 of the Tennessee Code Annotated, as most recently amended.**

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

OVIDIO R. QUINTANILLA

STATE OF TENNESSEE )
)
COUNTY OF SUMNER )

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared OVIDIO R. QUINTANILLA, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 2nd day of April, 2025.

*SEAL*

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 4/26/25

Certificate of Authenticity

I, Mandy Maynor, 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

April 2, 2025.

Date

Mandy Maynor

Affiant Signature

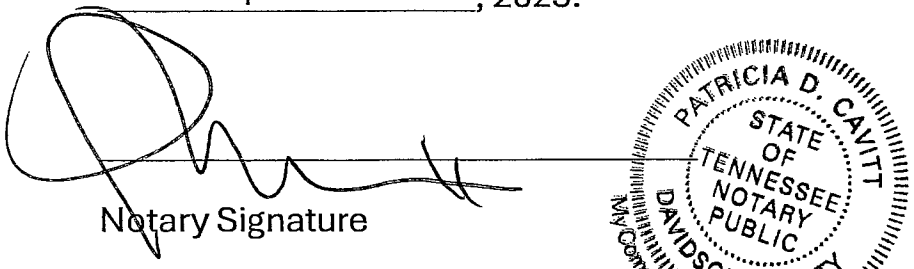
April 2, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of April, 2025.




Notary Signature

My Commission Expires: _____