RECORD AND RETURN TO:
Erasmo Amaya Beltran
3127 Union Hill Rd
Joelton TN 37080

Karen Johnson Davidson County
Batch# 1257384 DEEDQC
04/08/2025 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250408-0026540

QUITCLAIM DEED

Jameson B Baldwin STATE OF TENNESSEE NOTARY PUBLIC County of Williamson

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2025.

NOTARY PUBLIC

My commission expires: 7/19/28

THIS INSTRUMENT PREPARED BY:
Erasmo Amaya Beltran 3127 Union Hill Rd, Joelton TN 37080

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erasmo Amaya Beltran and Maritza Yesenia Castro Diaz 3127 Union Hill Rd Joelton TN 37080	Same as Address of New Owner	015-14-0-006.00

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, **Erasmo Amaya Beltran, a single man,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Erasmo Amaya Beltran and wife, Maritza Yesenia Castro Diaz** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Joelton Heights Section I, of record in Book 3600, Page 95, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Erasmo Amaya Beltran, a single man, by Warranty Deed, from Nathan L. Bass, Trustee of the Irrevocable Trust of Dolores Gayle Sherrill, dated March 13, 2020, dated 05/27/2020, recorded 06/15/2020 in Instrument No. 20200615-0061461, Register's Office for Davidson County, Tennessee.

This property is also known as: 3127 Union Hill Rd, Joelton TN 37080.

WITNESS MY HAND, this 17th day of March, 2025.

Grantor

Erasmo A

Erasmo Amaya Beltran

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

Personally appeared before me, a Notary Public, Jameson B Baldwin, **Erasmo Amaya Beltran** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 17th day of March, 2025.



Notary Public

Jameson B Baldwin

Printed Notary Name

My commission expires: 9/19/28

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 March 17, 25 (date of document).

Jennifer L. Pennell

April 8, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this April 8, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal