Karen Johnson
Batch # 1257763
04/11/2025 09 06 38 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs

20250411-0027039

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd. Ste. 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 8 day of April, 2025.

Notary Public

My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Claire Sepulveda & Andrew Sepulveda 676 Taylor Bend Rd Columbia, TN 38401	New Owner	092-13-0-167-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Claire Sepulveda, married** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Claire Sepulveda and Andrew Sepulveda, wife and husband**, their heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, Block 17, on the Plan of Charlotte Park Company's 2nd Addition of record in Plat Book 57, Page 160, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clarie E. Frederick by Warranty Deed from Bobby Ray Cheatham and wife, JoAnne Cheatham, of record in Instrument No. 20170210-0014337, dated February 8, 2017 and recorded on February 10, 2017. Claire E. Frederick being one in the same as Claire Sepulveda.

This is improved property known as 3518 Elkins Avenue Nashville, TN 37209.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of April, 2025.

Claire Sepulveda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Claire Sepulveda, the bargainor, 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 official seal at office, this 9 day of April, 2025.

Notary Public

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

My Commission Expires: _____