Name and Address of New Owner and Send Tax Bills To:
Nohemi Morgado Crisostomo & Jose Luis Barranco Romero
4327 Goins Road
Nashville, TN 37211

This Instrument Prepared By:
Bell Law, PLLC
112 30th ave N
Nashville TN 37203

Karen Johnson Davidson County
Batch# 1264443 DEEDQC
04/24/2025 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250424-0031543

Map & Parcel No: 147-07-0D-002.00

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, **Nohemi Morgado Crisostomo, a married woman,** "the Grantor," convey and quitclaim unto **Jose Luis Barranco Romero and Nohemi Morgado Crisostomo, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of 4327 Goins Road Condominiums, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4327 Goins Road Condominiums, a Horizontal Property Regime, of record in Instrument Number 20081223-0122338 and amendment recorded in Instrument No. 20131016-0108152 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Nohemi Morgado Crisostomo, a single woman, by Warranty Deed from Carson Cooper, a single woman, of record in Instrument No. 20240419-0028378, in the Register's Office of Davidson County, dated April 19, 2024 and recorded April 19, 2024.

Grantor 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).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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, Grantor have executed this Quitclaim Deed on 21st day of April, 2025.

_____(SEAL)

Nohemi Morgado Crisostomo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of April, 2025, before me personally appeared **Nohemi Morgado Crisostomo**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of April, 2025.

_____
Notary Signature
My commission expires: 3/6/29

LOWHORN DELANA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21 day of April, 2025.

_____
Notary Signature
My commission expires: 3/6/29

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 4/21/25 (date of document)

Regina Sullo
Affiant Signature

April 24, 2025
Date

State Of TN
County of Davidson

Sworn and subscribed before me this 24 day of April, 20 25

Mary E. Armor
Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026