Name and Address of New Owner:
Irbais Mojena Alcantara and Yenia Gonzalez Bango
114 Draper Dr
Goodlettsville, TN 37072

Send Tax Bills To:
New Owners

Karen Johnson Davidson County
Batch# 1265009 DEEDQC
04/25/2025 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250425-0031947

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 03304001200

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, **Irbais Mojena Alcantara and Yenia Gonzalez Bango, both unmarried,** "the Grantors," convey and quitclaim unto **Irbais Mojena Alcantara and Yenia Gonzalez Bango and Oliver Mendoza Hernandez, as joint tenants with full right of survivorship,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

The following parcel of land situated in the 11th Civil District of Davidson County, Tennessee, bounded and described as follows:

Being Lot No. 15 on the Plan of Goodlettsville Heights, Section 3, a plat of which is of record in Book 1835, Page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 165.5 feet on the northerly side of Draper Drive and runs back 278.5 feet on the rear line and 252 feet on the west line, and shows 110.7 feet on the rear line.

Being the same property conveyed to Irbais Mojena Alcantara and Yenia Gonzalez Bango, both unmarried by Warranty Deed from Laura Katherine Spicer, as Executrix for the Estate of Bess Bruce Bryan, deceased, dated for April 24, 2025, of record in Instrument No. _202504250031945_____, Register's Office for Davidson County, Tennessee.

This is improved property known as 114 Draper Drive, Goodlettsville, TN 37072

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 24th day of April, 2025.

_____(SEAL)
Irbais Mojena Alcantara

_____(SEAL)
Yenia Gonzalez Bango

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2025, before me personally appeared **Irbais Mojena Alcantara and Yenia Gonzalez Bango**, 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 24th day of April, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

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 24th day of April, 2025.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4/24/25 (date of document).

Affiant Signature

4/24/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

