Karen Johnson Davidson County
Batch# 1269721 DEEDQC
05/07/2025 08:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250507-0035525

Prepared from information submitted by the parties without opinion of title or survey by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**TAX MAP/PARCEL #**
Yeni A. Michel Rojas 207 Hollywood St. Goodlettsville, Tennessee 37072	Same as new owner	Map 26.05 Parcel 101.00

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For and in consideration of ten dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is acknowledged, I, **OSBALDO P. RODRIGUEZ LEON, a married man,** quitclaim and convey to **YENI A. MICHEL ROJAS, a married woman,** all of my right, title and interest in and to the following real property:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lots Five, Six Seven, Third Addition - Roscoe Place, of record in Plat Book 8250, Page 637, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description fo the property.
>
> Being the same property conveyed to Yeni A. Michel Rojas and Osbaldo P. Rodriguez Leon, Wife and Husband, by warranty deed from George Kline Preston, IV, of record as Instrument 20150106-0001076, said Register's Office.
>
> **Known as 207 Hollywood St., Goodlettsville, Tennessee 37072.**

The property is subject to a deed of trust of record as Instrument 20150106-0001077, and Grantor understands that the delivery of this deed does not affect his responsibilities, if any, with respect to the debt secured thereby. The preparer has not provided, and the parties have not relied upon, any opinion with respect to any matter of title, survey, tax or

public benefit consequences, or the compliance of this transfer with the terms the said deed or trust or any other undertaking by which the property is encumbered.

Witness the signature of the Grantor this date: 5/6/2025

Osbaldo P. Rodriguez Leon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Osbaldo P. Rodriguez Leon, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 5/6/2025

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Affiant

Sworn to and subscribed before me this date: 5/6/2025

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 7/6/2026

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 6TH day of MAY, 2025.

Date: 05-06-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 6TH day of MAY, 2025.

My commission expires 05/08/2028.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY