This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1270382 DEEDQC
05/08/2025 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250508-0035991

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Martin Calderon,** unmarried ("Grantor"), hereby remises, releases, conveys, and quit claims unto **Brenda D. Calderon, unmarried woman,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Tarragon Trails, Section Two, of record in Book 5050, Page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 149, which is a corner lot, fronts 74.35 feet on the southwesterly margin of Trappers Ridge and fronts 45.37 feet on the southeasterly margin of Volunteer Drive, said frontages being joined by a curve having a length of 34.69 feet, and extends back 114.04 feet on the southeasterly line and 123.50 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Martin Calderon, by virtue of that certain Warranty Deed dated February 24, 2003, and being of record at Instrument No. 20030226-0025557 in the Register's Office of Davidson County, Tennessee. *Grantor warrants that this property is not his primary residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 24th day of **April, 2025.**

Martin Calderon
Martin Calderon

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
CR

Personally appeared before me, a Notary Public in and for said state and county, **Martin Calderon,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **April, 2025.**

Cheryl M Rodgers
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Tiffany Ullery
AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of **April, 2025.**

J Kaye Clark
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS:	**4712 Volunteer Dr., Antioch, TN 37013**
TAX PARCEL NO.:	**14905012500**
PROPERTY OWNER:	**Brenda D. Calderson**
OWNER'S ADDRESS:	**4712 Volunteer Dr., Antioch, TN 37013**
MAIL TAX BILLS TO:	New Owners

Certificate of Authenticity

I, Holly A. Mason, 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 ~~May~~ April 24, 2025.

Affiant Signature

5/5/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2025