This instrument prepared by
Lighthouse Title & Escrow, LLC
301 S. Perimeter Park Drive
Ste 125
Nashville, Tn 37211

ADDRESS NEW OWNER AS:

Jimmy Delfin
238 Ocala Drive
Nashville, TN 37211

SEND TAX BILLS TO:

SAME AS ADDRESSEE

This QUITCLAIM DEED is being prepared by information furnished by the parties without the benefit of a title search or title policy. The preparer assumes no liability for the status of title or the accuracy of the information contained herein.

Karen Johnson
Batch # 1271479
05/09/2025 12 38 44 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250509-0036646

Map & Parcel: 162-06-0-167.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we,

Jimmy Delfin Heredia and Marisol Hernandez

, have this day bargained and do hereby transfer Quit Claim and convey all my right, title and interest to

Jimmy Delfin, unmarried

, the Grantees herein, their heirs and assigns, the following described tract and/or parcel of land in Davidson County,

Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of Fair Oaks Subdivision, Section Two of record in Plat Book 4460, pages 52 and 53, Register's Office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy Delfin Heredia and Marisol Hernandez by deed from Liz Hernandez, dated July 9, 2009 and filed for record July 31, 2009 as Instrument 20090731-0071827 in the Register's Office for Davidson County, Tennessee.

This is property commonly known as : 238 Ocala Drive, Nashivlle, TN 37211

WITNESS OUR HANDS this 8 day of May, 2025

Jimmy Delfin Heredia

Marisol Hernandez

STATE OF Tennessee
COUNTY OF Davidson

Before me, _____ a Notary Public in and for said County and State, personally appeared Jimmy Delfin Heredia and Marisol Hernandez, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal this 8 day of May, 2025.

JUDITH C JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 8-21-27

STATE of TENNESSEE
COUNTY of Davidson

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

Affiant

Sworn to and subscribed to before me this 8 day of May, 2025.

My commission expires: 6-23-25

Notary Public

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD