Preparer is not the person closing this transfer, and Parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation. Parties agree that preparer has not rendered advice regarding tax or estate matters.

ADDRESS NEW OWNER:	Christine Amirant and Maria Isabel Negrete 4369 Matthews Rd. Cedar Hill, TN 37032
SEND TAX BILLS TO:	New Owner
MAP-PARCEL NOS.	151-10-0A-227.00-CO
Prepared by (from information provided by the grantor):	Cindy S. Smith, Attorney at Law Post Office Box 292004 Nashville, TN 37229-2004 (without the benefit of a title search or title insurance)

Karen Johnson Davidson County
Batch# 1273031 DEEDQC
05/14/2025 01:44:30 PM 3 pgs
Fees: $22.00 Taxes: $0.00
20250514-0038009

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration with a value greater than Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, and for the express purposes of making a **re-conveyance to Christine Amirant and Maria Isabel Negrete, as tenants in common with rights of survivorship, I, Christine Amirant FKA Christine Medina, unmarried** (herein "Grantor") by these presents do hereby quitclaim and convey all of my interest to **Cindy S. Smith, Trustee, with full power to transfer and convey**, (herein "Trustee") her successors and assigns, all of my interest in the following described tract or parcel of land in **Davidson** County, Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Hector F. Medina and Christine Medina, husband and wife, from Franklin E. Griffin, Jr., and Franchon Griffith, husband and wife, by Warranty Deed of record in Instrument No. 20230522-0037971, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christine Medina, unmarried, from Hector F. Medina, unmarried, by Quitclaim Deed of record in Instrument No. 20250211-0010236, in the Register's Office for Davidson County, Tennessee.

Christine Medina is now known as Christine Amirant.

This is improved property with a common address of 7056 South Hampton Blvd., Antioch, TN 37013.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I the said **Cindy S. Smith, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey all of my interest in said property to **Christine Amirant, and Maria Isabel Negrete, as tenants in common with rights of survivorship,** the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the limitations, restrictions, and encumbrances as may affect said premises.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall refer to the appropriate gender as the context requires.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 9th day of May 2025.

Christine Amirant FKA Christine Medina

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christine Amirant FKA Christine Medina,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of May 2025.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

Trustee

Cindy S. Smith, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **Cindy S. Smith, Trustee,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of May 2025.

Notary Public
My Commission Expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $zero.

X
Affiant

Subscribed and sworn to before me this 9th day of May 2025.

Notary Public
My Commission Expires _____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on May 9, 2025 (date of document).

Signature

05/09/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of May 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026