Karen Johnson Davidson County
Batch# 1276252 DEEDQC
05/22/2025 09:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040250

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

(This quitclaim deed was prepared without the benefit of a title search)

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Hugo Alvarez 113 Cherokee Court Antioch, Tennessee 37013	Pinnacle Bank 15025 Ballancroft Pkwy Charlotte, NC 28277	148-03-109.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Hugo Alvarez, an unmarried man**, by these presents does hereby quitclaim and convey unto **Hugo Alvarez and Gabriel Latorre** their heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

> Land in Davidson County, Tennessee, being Lot No. 713 on the Plan of Section Seven, Cherokee Hills of record in Plat Book 3842, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Said Lot No. 713 fronts 65.5 feet on the southerly margin of Cherokee Court and extends back 170.0 feet on the easterly line and 166.5 feet on the westerly line to a dead line in the rear, measuring 89.0 feet thereon.
>
> Being the same property conveyed to Hugo Alvarez From Linda Mazingo Hanner, as Trustee of the Tennessee Property Trust created under the Last Will and Testament of Thomas Isaac Hanner and as Executor of the Thomas Isaac Hanner Estate by Warranty Deed dated March 20, 2025, and recorded May 28, 2025, Register's Office of Davidson County, Tennessee.

This property is commonly known as 113 Cherokee Court, Antioch, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 20th day of May 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 20 day of May 2025.

Hugo Alvarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Hugo Alvarez** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 26 day of May 2025.

Notary Public

My Commission Expires: 11-8-2028

RONNEE LEVIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 20. 2025.

Affiant Signature

22nd day of May, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028