Name and Address of New Owner:
Jimmy Delfin and Marisol Hernandez Rodriguez
108 Colemont Ct
Antioch, TN 37013

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1277022 DEEDQC
05/22/2025 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250522-0040576

Map & Parcel No: 148 14 0 115.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jimmy Delfin Heredia and Marisol Hernandez Rodriguez, husband and wife,** "the Grantor," convey and quitclaim unto **Jimmy Delfin and Marisol Hernandez Rodriguez, joint tenants with full right of survivorship,** "the Grantees," all their interest in the following described real estate in Williamson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Section 3, Colewood Acres, as of record in Book 4175, Page 45, Register's Office for said County.
>
> Said Lot No. 219 fronts 71 feet on the easterly side of Colemont Court, and extends back between lines, 250 feet to a dead line in the rear on which it measures 93.6 feet
>
> Being the same property conveyed to Jimmy Delfin Heredia and Marisol Hernandez Rodriguez, husband and wife by Quitclaim Deed from Marisol Hernandez Rodriguez, unmarried woman, dated March 7, 2022, of record in Instrument No. 20220308-0026250, Register's Office for Davidson County, Tennessee.

This is improved property, known as 108 Colemont Court, Antioch TN 37013

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15 day of May, 2025.

_____(SEAL)
Jimmy Delfin Heredia

_____(SEAL)
Marisol Hernandez Rodriguez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15 day of May, 2025, before me personally appeared **Jimmy Delfin Heredia and Marisol Hernandez Rodriguez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of May, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 day of May, 2025.

_____
Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 5.15.25 (date of document).

Affiant Signature

5.15.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

