Karen Johnson Davidson County
Batch# 1278410 DEEDQC
05/28/2025 12:45:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041771

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 28 day of May, 2025.

Notary Public

My commission expires: 12.2.28

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MIGUEL ROQUE SERVIN **JACOVA SERVIN SERVIN**	**SAME**	**150140B02000CO**
4552 HAMILTON LANE		
ANTIOCH, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **MIGUEL ROQUE-SERVIN** " GRANTOR(S)", by these presents, does

hereby quitclaim and convey unto

MIGUEL ROQUE-SERVIN AND JACOVA SERVIN SERVIN

called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in DAVIDSON County, State of **Tennessee**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of Hamilton Church Subdivision, Phase I, of record in Instrument No. 20050831-0104380, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070216-0019954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Miguel Roque-Servin, a single man, by Warranty Deed from Billy Mark Isenberg, a single man, dated December 21, 2022 and recorded December 22, 2022, of record in Instrument No. 20221222-0132177, in the Register's Office of Davidson County, Tennessee..

This is **improved** property known as **4552 HAMILTON LANE, ANTIOCH, TN 37013.**

WITNESS my/our hand(s) this 28 day May, 2025.

Miguel Roque

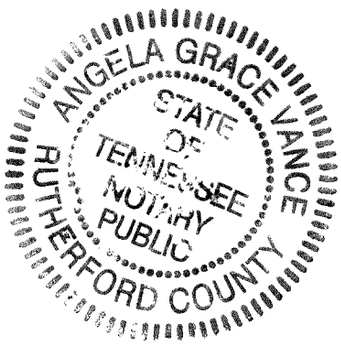
MIGUEL ROQUE-SERVIN

STATE OF TN
COUNTY OF RUTHERFORD

On this 28 day of MAY, 2025 before me personally appeared **MIGUEL ROQUE SERVIN** to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged the he/she/they executed the same as his/her/their free act and deed.

Notary Public

My commission expires: 12.2.28



Certificate of Authenticity

I, Katie 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 of the original document executed and authenticated according to law on 5/28/25.

Date

Affiant Signature

5/28/25

Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 28 day of May, 2025.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

