QUITCLAIM DEED

This Transfer is Pursuant to Marital Dissolution Between Grantor and Grantee First Listed Below and is Exempt for Tennessee Recording Tax Purposes TCA § 67-409-4 et seq.

BG-MM-25-257

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jeremy Alfredo Quinonez, unmarried	**New Owner**	
(NAME)	(NAME)	**043-09-0-171 00**
257 Dupont Ave,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Final Decree of Divorce and Marital Dissolution Agreement entered December 3, 2024 in the Third Circuit Court for Davidson County, Tennessee at Nashville, Case No 24D-651, **I, CHARITY H. QUINONEZ, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JEREMY ALFREDO QUINONEZ, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that 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 25, Block C on the Plan of Woodlawn Estates of record in Plat Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Charity H McCracken, unmarried by Warranty Deed from Brite Solutions, Inc , a Tennessee Corporation of record in Instrument No 20200706-0072334 Register's Office for Davidson County, Tennessee, dated July 01, 2020 and recorded on July 06, 2020

Being the same property conveyed to Charity H Quinonez and Jeremy Quinonez, wife and husband by Quitclaim Deed from Charity H McCracken, unmarried of record in Instrument No 20210615-0080695 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **257 Dupont Ave, Madison, Tennessee 37115**

Karen Johnson Davidson County
Batch # 1279991 **DEEDQC**
05/30/2025 02 42 22 PM 2 pgs
Fees $12 00 Taxes $0 00

20250530-0042771

Witness my/our hand(s) this the 19 day of May, 2025

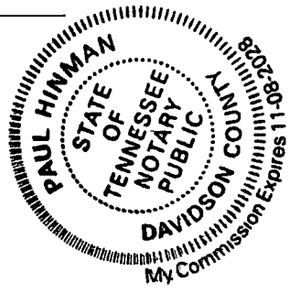
Charity H Quinonez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARITY H QUINONEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~20th~~ 19 of May, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212