Karen Johnson Davidson County
Batch# 1281478 DEEDQC
06/04/2025 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250604-0043987

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Francisco V. Ixpata Canahui,
Judith Aboytes Lara, and Arihadne Hernandez
4 Duncan Street
Nashville, TN 37210

Send Tax Bill to:
Owner

Map-Parcel Numbers:
093-16-0-404.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2025.

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
7/17/28

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM Unto **Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife, and Arihadne Hernandez, unmarried, as tenants in common with right of survivorship.** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson County**, STATE OF **Tennessee**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract One:

BEGINNING at a comer of Duncan Street and Meredith Avenue, and running diagonally with said Avenue about 95.00 feet to a stone; thence in a Northerly direction 25.00 feet to a stone in the line of Addison Patterson Home Place lot; thence along Addison Patterson Home Place line 50.00 feet to the comer of said Patterson lot and Duncan Street; thence along Duncan Street 57.00 feet to the beginning.

Tract Two:

BEING part of Lot 4 of Block H in the Hermitage Addition recorded in Book 57, page 42, Register's Office for said County, and fronting 40.00 feet on the Duncan Street and running back in an easterly direction 50.00 feet, more or less.

Tract Three

BEING part of Lot No.4 of Block "H" on the Plan of Hermitage Addition to Nashville, of

record in Book 57, Pages 42 and 43, said Register's Office, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Included in this conveyance is the home originally known as HORT Model Hl3, VIN# Hl32221GLR, which has been permanently affixed to the above described real property, Affidavit of Affixation of record in Instrument No. 20180207-0012436, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francisco V. Ixpata Canahui and Judith Aboytes Lara, husband and wife from Victor Antonio Posada Carrion by deed of record in Instrument No. 202506040043986, Register's Office for said County.

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

Said property is commonly referred to as 4 Duncan Street, Nashville, TN 37210.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 29th day of May, 2025.

Francisco V. Ixpata Canahui

Judith Aboytes Lara
Judith Aboytes Lara

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, **Francisco V. Ixpata Canahui and Judith Aboytes Lara**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of May, 2025.

My commission expires: 7/17/28 Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/29/2025.

Affiant Signature

6/4/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY