Name and Address of New Owner:
Angela Flores Astudillo
2905 Edge Moor Dr
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1284780 DEEDQC
06/16/2025 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250616-0046875

Send Tax Bills To:
New Owner

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

Map & Parcel No: 150 05 0 171.00

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, **Mario A. Jimenez,** "the Grantor," convey and quitclaim unto **Angela Flores Astudillo, a/k/a Angela A. Flores and Carla Fajardo Flores, Mother and daughter, joint with right of survivorship,** "the Grantee," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot Noumber 763 on the Plan of Edge-0-Lake Estates, Section 17, of record in Plat Book 4460. Page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela A. Flores and Mario A. Jimenez, dated December 30, 1999, of record in Instrument No. 20000203-0011218, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2905 Edge Moor Drive, Nashville, TN 37217

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, 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 6 day of June, 2025.

_____(SEAL)
Mario A. Jimenez

_____(SEAL)
Angela Flores Astudillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of June, 2025, before me personally appeared **Mario A. Jimenez and Angela Flores Astudillo** 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 6 day of June, 2025.

_____
Notary Signature
My commission expires: 5-8-29

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

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 6 day of June, 2025.

_____
Notary Signature
My commission expires: 5-8-29

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

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 6.6.25 (date of document).

Affiant Signature

6.6.25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

