Name and Address of New Owner:
Jorge G. Rios Cardenas and Lucrecia Epitacio Tranquilno
909 Mulberry Hill Pl
Antioch, TN 37013

Send Tax Bills To:
New Owner

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

Karen Johnson Davidson County
Batch# 1294417 DEEDQC
07/07/2025 02:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250707-0053318

Map & Parcel No: 149-15-0A-441-00

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, **Jorge Rios a/k/a Jorge G. Rios Cardenas**, "the Grantor," convey and quitclaim unto **Jorge G. Rios Cardenas and Lucrecia Epitacio Tranquilno, husband and wife**, "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 168 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jorge Rios by Warranty deed from Fredy Torres, dated 4/16/2016 and filed of record in Instrument No. 20160405-0032658, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Jorge Rios, by Quitclaim Deed from Jorge Rios, dated 12/18/2019 and recorded 12/18/2019 as Instrument No. 20181218-0130668, Register's Office for Davidson County, Tennessee.

Improved property known as: 909 Mulberry Hill Place, 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 1st day of July, 2025.

Jorge Rios (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of July, 2025, before me personally appeared Jorge Rios, 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 1st day of July, 2025.

Notary Signature
My commission expires: 5-8-2029

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-, 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 1st day of July, 2025.

Notary Signature
My commission expires: 5-8-2029

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 7/1/25 (date of document).

Affiant Signature

7/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

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