Karen Johnson Davidson County
Batch# 1298313 DEEDQC
07/17/2025 07:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250717-0056326

QUITCLAIM DEED

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Amanda Molina Affiant Sworn to and subscribed before me this th day of , . Notary Public My Commission Expires: 06/26/2028

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028

THIS INDENTURE, made this 16 th day of July, 2025, among:

AMANDA MOLINA, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROSA FLORES AND SOLE HEIR-AT-LAW,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

AMANDA MOLINA, A MARRIED WOMAN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Debra Heights, Section II, of record in Book 3700, page 39, In Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oscar M. Flores and wife, Rosa N. Flores by Warranty Deed from Randy R. Gipson and wife, Sherry L. Gipson dated November 30, 1998, and recorded December 2, 1998, in Book 11231, pages 436-438, in the Register's Office for Davidson County, Tennessee. The said Oscar M. Flores having died on June 20, 2013 with Rosa N. Flores receiving his full share. The said Rosa N. Flores having died intestate on August 18, 2024, leaving Amanda Molina as her sole heir, pursuant to Probate Case No. 24P2219 in the Probate Court of Davidson County, Tennessee.

This improved property is situated at 743 Reeves Road, Antioch, TN 37013.

THIS DEED has been prepared solely upon information furnished by **Amanda Molina.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey

having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Amanda Molina

AMANDA MOLINA

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 16 day of July, 2025.

Vanessa Dolberry Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Amanda Molina
743 Reeves Road
Antioch, TN 37013

Responsible Party For Taxes:

Amanda Molina
743 Reeves Road
Antioch, TN 37013

Tax Map and Parcel: 149 13 19

Certificate of Authenticity

I, Trent Linville, 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 July 16, 2025.

Date

T Linville

Affiant Signature

07/16/26

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 16th day of July, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY