QUITCLAIM DEED

Karen Johnson
Batch # 1299832
07/18/2025 02 33 07 PM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250718-0056893

ed based solely upon
by the Grantor, and
f a title search

STATE OF TN, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Antonio Lopez-O
Affiant

Subscribed and sworn to me on July 18, 2025

NOTARY PUBLIC

My Commission Expires 11-08-28

MONSERRAT HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY.
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP – PARCEL #
Antonio Lopez-Orozco, Kevin Lopez and Jennifer Lopez 2809 Rader Ridge Court Antioch, TN 37013	Same as New Owner	149 10 0A 001.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Antonio Lopez-Orozco, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Antonio Lopez-Orozco, Kevin Lopez, and Jennifer Lopez, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot I of the Pebble Trail Villas Planned Unit Development as shown by a map of record in Plat Book 9700 at pages 721 and 722 in the Davidson County, Tennessee Register of Deeds office.

INCLUDED herewith is an undivided interest in the planned unit development common area.

Being the same property conveyed to Antonio Lopez-Orozco and wife, Aurora Balcazar-Martinez by Warranty Deed from Talmadge Anderson and wife, Claudia Anderson, dated June 28th, 2005, and recorded on June 30th, 2005, of record in Instrument No. 20050630-0075457, Register's Office for Davidson County, Tennessee Aurora Balcazar-Martinez has since died

This is improved property, known as 2809 Rader Ridge Ct , Antioch, TN 37013

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

WITNESS my hand on July 18th, 2025.

Antonio Lopez-O

Antonio Lopez-Orozco

STATE OF TN

COUNTY OF Davidson

On July 18th, 2025, before me personally appeared **Antonio Lopez-Orozco**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal on July 18th, 2025

NOTARY PUBLIC

MONSERRAT HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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