THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1301823 DEEDQC
07/24/2025 11:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250724-0058569

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 22nd day of July, 2025.

BRYCE POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public **Affiant**
My Commission Expires: 08-24-27

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Frank Felix Frias Almonte & Luz Yamel Díaz Alvarez 117 Ivy Hill Lane Goodlettsville, TN 37072	Same as New Owner.	033 03 0B 139.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **FRANK FELIX FRIAS ALMONTE,** a married man, by these presents does hereby quitclaim and convey unto **FRANK FELIX FRIAS ALMONTE and wife, Luz Yamel Díaz Alvarez,** to specifically create a tenancy by the entirety, and their successors, heirs, and assigns, all his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

LOCATED in Davidson County, Tennessee, being Lot No. 113 of the Dry Creek Farms Subdivision, Phase 3, as shown on plat of record in Instrument No. 20070221-0021236 and corrected in Instrument No. 20070411-0043542, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Frank Felix Friars Almonte by warranty deed dated July 31, 2023 of record in Instrument No. 20230918-0073054, said Register's Office of Davidson County, Tennessee

Improved property commonly known as: **117 Ivy Hill Ln., Goodlettsville, TN 37072**

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

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.

Witness my hand this 22 day of July, 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

FRANK FELIX FRIAS ALMONTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Bryce Poole, a Notary Public in and for said County and State, **FRANK FELIX FRIAS ALMONTE**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 22nd day of July, 2025.

BRYCE POOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-08-2027

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/22/2025** [DATE].

AFFIANT SIGNATURE

7/22/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **22nd** day of **July**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

