Karen Johnson Davidson County
Batch# 1305623 DEEDQC
08/04/2025 08:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250804-0061298

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Omar Bonilla Serna and Magdalena Montoya Urdiera, husband and wife, and Ever Bonilla Serna, unmarried** ("Grantors"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Professional Rental Homes, LLC, a Tennessee limited liability company** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Omar Bonilla Serna and Magdalena Montoya Urdiera, husband and wife, and Ever Bonilla Serna, unmarried, by virtue of that certain CASH Deed dated September 29, 2017, and being of record at Instrument No. 20171005-0102300 in the Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 30 day of July, 2025.

OMAR
Omar Bonilla Serna

Magdalena Montoya Urdiera,

Ever Bonilla Serna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Omar Bonilla Serna, Magdalena Montoya Urdiera, and Ever Bonilla Serna,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30 day of July, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.

Tiffany Kelley
AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of July, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-5-2025

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

PROPERTY ADDRESS: **125 Tomarand Rd.**
Antioch, TN 37013

TAX PARCEL NO.: **16204006300**

PROPERTY OWNER:
OWNER'S ADDRESS: 2284 Murray Kittrell Rd
Readyville, TN 37149

MAIL TAX BILLS TO: 2284 Murray Kittrell Rd.
Readyville, TN
37149-
4646

Certificate of Authenticity

I, Holly A. Mason, 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 30, 2025.

Affiant Signature

7/30/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY