Karen Johnson
Batch # 1313986
08/25/2025 11 51 08 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250825-0067824

This Document Prepared By:
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Cartwright Law, PLLC
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Murfreesboro, TN 37129
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From information furnished by the parties
No title exam requested or performed
This transfer is by quitclaim without warranties of title

Address New Owners and After Recording,
Send Tax Bills To:
Armando Ortiz Cabrera and Maria A. Tepoz Sarabia, as Trustees
4165 Maxwell Road
Antioch, TN 37013

Map / Parcel No.
176 01 0 055.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, ARMANDO ORTIZ and MARIA A. TEPOZ, the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to ARMANDO ORTIZ CABRERA and MARIA A. TEPOZ SARABIA, as Trustees of THE ARMANDO ORTIZ CABRERA AND MARIA A. TEPOZ SARABIA LIVING TRUST, U/A dated August 22nd, 2025, and any amendments thereto, the GRANTEE,

Whose mailing address is 4165 Maxwell Road, Antioch, Tennessee 37013;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Being Lot No. 83, Final Plat Section A, HICKORY WOODS Subdivision, as shown on plat of record in Plat Book 6900 and Page 511 and amended in Book 7582 and Page 167, in the Register's Office, Davidson County, TN to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Armando Ortiz and Maria A. Tepoz, by Warranty Deed from Rafael Zarate and wife, Aurora Zarate, of record in Instrument 20070220-0020145 Register's Office for Davidson County, Tennessee.

This is improved property, known as 4165 Maxwell Road, Antioch, Tennessee 37013;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey

Dated this 22nd day of August, 2025.

ARMANDO ORTIZ CABRERA

MARIA A TEPOZ SARABIA

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, ARMANDO ORTIZ CABRERA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 22nd day of August, 2025.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, MARIA A. TEPOZ SARABIA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand, at office,

This 22nd day of August, 2025.

NOTARY PUBLIC

My commission expires: August 15, 2026

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD