Karen Johnson Davidson County
Batch# 1314827 DEEDQC
08/26/2025 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250826-0068258

New Owner:	Send Tax Bills To:	Map-Parcel Number
Concepcion Balcazar Lucio Cebrero 4608 Dowdy Drive Antioch TN 37013	New Owner	148 12 0 251.00

THIS INSTRUMENT PREPARED BY:
Lightsey Law
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 26 day of August 2025.

Notary Public

My Commission Expires: March 3, 2026

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Concepcion Balcazar and Lucio Cebrero, wife and husband, and Daily Cebrero Balcazar, married,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do transfer and quitclaim to **Concepcion Balcazar and Lucio Cebrero, wife and husband**, hereinafter referred to as the Grantees, and Grantees' heirs and assigns, all of Grantors' interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Hazelwood, Section 18, of record in Plat Book 5190, page 301, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of the property.

Being the same property conveyed to Concepcion Balcazar, married, and Daily Cebrero Balcazar, married, as joint tenants with right of survivorship, by Quitclaim Deed from Itzel Cebrero Balcazar, married, and Daily Cebrero Balcazar, married, dated July 8, 2024 and recorded July 9, 2024 as Instrument No. 20240709-0051486, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Itzel Cebrero Balcazar a single woman, and Daily Cebrero Balcazar, a married woman, by Quitclaim Deed from Lucio Cebrero and wife, Concepcion Balcazar, dated March 16, 2017 and recorded March 17, 2017, as Instrument No. 20170317-0026138, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lucio Cebrero by Warranty Deed from Daniel D. Falck and wife, Robin Falck dated May 15, 2001 and recorded in Instrument Number 20010518-0051954, Register's Office for Davidson County, Tennessee.

This property is not the primary residence of Grantor Daily Cebrero Balcazar, her spouse, or her dependents, and is not subject to any homestead or marital interest.

It is the intent of the parties that this conveyance shall create a tenancy by the entirety between the Grantees.

This is improved property known as **4608 Dowdy Drive, Antioch, TN 37013.**

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. The preparer shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used in this deed is the same legal description that appears in the previous deed.

IN WITNESS WHEREOF, this instrument has been executed this 26 day of August 2025.

GRANTORS:

Concepcion Balcazar

Lucio Cebrero

Daily Cebrero Balcazar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Concepcion Balcazar, Lucio Cebrero, and Daily Cebrero Balcazar,** the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, stated that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 26 day of August 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
Commission Expires: 3/3/26

I, Kirsten Virden, 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 08/26/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 08/26/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

