Return to:
Lucila Angelina Morataya Chacon
604 Maple Top Drive
Antioch, Tennessee 37013

This instrument prepared by:
B. Forest Hamilton, Attorney at Law
PO BOX 159330
Nashville, TN 37215
TN Bar #24838

Karen Johnson Davidson County
Batch # 1324370 DEEDQC
09/19/2025 12:31:36 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250919-0075110

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Lucila Angelina Morataya Chacon 604 Maple Top Dr Antioch, TN 37013	New Owner	Parcel ID: 162 01 0D 003.00CO

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement and Order executed in that certain case styled Lucila Angelina Morataya Chacon v. Sergio Ernesto Monterroza Velasquez, Case No. 25D1172, Fourth Division Circuit Court, Davidson County, Tennessee. Sergio Ernesto Monterroza Velasquez, unmarried, (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey to Lucila Angelina Morataya Chacon, unmarried, her heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3, on the Final Plat for Maple Valley Subdivision, Section Three, as shown on plat of record in Book 6900, Page 968, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Sergio Ernesto Monterroza Velasquez and Lucila Angelina Morataya Chacon, husband and wife, by Warranty Deed from Kendal Austin Deep and Miranda D. McBride, husband and wife, dated May 2, 2022 and of record in instrument 20220516-0056030, Register's Office for Davidson County, Tennessee.

This is improved property known as: 604 Maple Top Dr Antioch, TN 37013.

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same may be encumbered by any liens, restrictions, conditions and easements currently of record. This conveyance is made without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim on this 5th day of September 2025.

Sergio Ernesto Monterroza Velasquez

STATE OF Tennessee
COUNTY OF Davidson

On this 5th day of September 2025, before me personally appeared Sergio Ernesto Monterroza Velasquez, to me known to be the persons described in and who being acknowledged that they executed the within instrument for the purposes therein contained.

Signature
Andrea Valiente Print Name
Notary Public Title

ANDREA VALIENTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

My commission expires: 11/02/26

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

The undersigned here by offers this instrument for recording within the meaning of the statute of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and here by swears and affirmed that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____ Signature of Affiant

Sergio Ernesto Monterroza Velasquez

Subscribed and sworn to before me this 5th day of September 2025.

_____ Notary Public

Andrea Valiente Print Name

My commission expires: 11/02/26

