Karen Johnson Davidson County
Batch# 1326643 DEEDQC
09/25/2025 08:18:30 AM 3 pgs
Fees: $22.00 Taxes: $0.00
20250925-0076360

Instrument Prepared By:
Drumwright Law, PC
278 Franklin Road, Suite 160
Brentwood, TN 37027

Address New Owners as Follows:
Elisa Fonseca and
Jaime Hernandez-Urzua
6008 Lopez Lane
Hermitage, TN 37076

Send Tax Bills To:
NEW OWNER

Map-Parcel:
086-02-0-054.00

STRAWMAN QUITCLAIM DEED
(THIS INSTRUMENT CONTAINS TWO CONVEYANCES)

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to divest M.A. ConCepcion Fonseca from the title, add Jaime Hernandez-Urzua to the title and to create a tenancy by the entirety, **Elisa Fonseca and M.A. ConCepcion Fonseca,** Grantors, do hereby quitclaim and convey their interest unto J. Carlton Drumwright Trustee, Grantee, his successors and/or assigns for the purposes set forth below the following described parcel of land in Davidson County, Tennessee:

Being Lot No. 70 on the Plan of Dodson Heights, as of record in Book 2900, Page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 67.29 feet on the southerly side of Lopez Lane and extends back between lines 134.7 feet on the easterly line and 128.1 feet on the westerly line to a dead line in the rear measuring 77.6 feet thereon.

Being the same property conveyed to Elisa Fonseca and M.A. ConCepcion Fonseca from James Edward Walker and Frances C. Walker, by Warrant Deed, of record in Instrument No. 20060425-0047234, Register's Office for Davidson County, Tennesee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24th day of September, 2025.

Elisa Fonseca
Elisa Fonseca

M.A. ConCepcion Fonseca
M.A. ConCepcion Fonseca

And now, I, the said J. Carlton Drumwright, Trustee, for the express purpose of carrying out the intent of this conveyance as set out above, do hereby convey, and forever quitclaim unto **Elisa Fonseca and Jaime Hernandez-Urzua, wife and husband,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 24th day of September, 2025.

J. Carlton Drumwright, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Elisa Fonseca and M.A. ConCepcion Fonseca** with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2025.

Sarah Yange
Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Carlton Drumwright**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2025.

Sarah Yange
Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Elisa Fonseca
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2025.

Sarah Yange
Notary Public

My Commission Expires: 07/30/2029

SARAH LANGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 24, 2025.

J. Carlton Drumwright

9/24/25
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on 9/24/25.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY