QUITCLAIM DEED

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

AJ-QCD-25-3224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$0 00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES 1-22-29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Beatriz N. Calderon and Jovany Gallegos	**New Owners**	**15005033800**
(NAME)	(NAME)	
3224 Luann Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1326753 DEEDQC
09/25/2025 10 04 40 AM 2 pgs
Fees $12 00 Taxes $0 00
20250925-0076505

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BEATRIZ N. CALDERON ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

BEATRIZ N. CALDERON AND JOVANY GALLEGOS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE ENTIRE TRACT OF LAND SHOWN AS PARCEL 338 ON MAP 150-5. THIS IS THE SAME TRACT SHOWN AS LOT NO. 33 ON THE PLAN OF CHERRY HILLS, SECTION 12, OF RECORD IN PLAT BOOK 6250, PAGE 174, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO BEATRIZ N. CALDERON, BY QUITCLAIM DEED, FROM MIGUEL GALLEGOS, OF RECORD IN INSTRUMENT NO. 20200331-0034369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **3224 Luann Drove. Antioch, TN 37013.**

Witness our hands this the 22 day of September, 2025.

Beatriz N Calderon
BEATRIZ N. CALDERON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BEATRIZ N. CALDERON**, the within named bargainor, 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 and official seal, this the 22 day of September, 2025.

Notary Public

My Commission Expires:

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028