Karen Johnson Davidson County
Batch# 1332211 DEEDQC
10/09/2025 09:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251009-0080656

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This quitclaim deed was prepared without the benefit of a title search.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Maria Barton 177 Luna Drive Nashville, Tennessee 37211	NEW OWNERS	150-03-0-100.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Antonio Buruca, a married man,** by these presents does hereby quitclaim and convey unto **Maria Barton, a married woman,** her heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Being Lot No. 82 on the plan of Section Three, The Country, of record in Book 5200, Page 44, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Antonio Buruca from Amanda Dean, as Trustee for the 3301 Country Way Family Trust, by Warranty Deed dated January 13, 2017, and recorded Jaunuary 18, 2017, in Instrument No. 20170118-0005576, Register's Office of Davidson County, Tennessee.

Commonly known as: 3301 Country Way Road, Antioch, Tennessee 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 8th day of October 2025.

Affiant

My commission expires:
(Affix Seal)

Notary Public

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2026

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8th day of October 2025.

Antonio Buruca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Antonio Buruca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 8th day of October 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 8. 2025.

Affiant Signature

9th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

