Karen Johnson Davidson County
Batch# 1333192 DEEDQC
10/10/2025 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251010-0081238

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OF THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28
(AFFIX SEAL)

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167
Reviewed by: Terri C. Harris, Esq.

04-NSH25-10283

Address of New Owner:	Send Tax Bills to:	Tax Information:
Juan G. Lopez 308 Eastport Court Antioch, TN 37013	New Owner	151-09-0B-235-00

QUITCLAIM DEED

THIS INDENTURE made between, **Juan G. Lopez and Yesse M. Garcia Guerrero, husband and wife, as joint tenants with right of survivorship,**, hereinafter "First Party", and **Juan G. Lopez**, hereinafter "Second Party":

WITNESSETH

That said First Party, for and in consideration of good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby convey and quitclaim unto said Second Party, all their right, title and interest in and to the following described premises, to wit:

The Following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Juan G. Lopez and Yesse M. Garcia Guerrero, husband and wife, as joint tenants with right of survivorship, by Quitclaim Deed from Juan G. Lopez, a married man, dated April 23, 2019 and recorded on Map 13, 2019 of recorded in Instrument No. 20190513-0044675, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Juan G. Lopez, a married man by Warranty Deed from Michael S Bligh Trustee of the Dominguez Revocable Living Trust, dated October 31, 2011 and recorded on November 02, 2011 of recorded in Instrument No. 20111102-0085513, in the Register's Office of Davidson County, Tennessee.

Parcel No.: 151 09 0B 235.00
Being also known as: 308 Eastport Court, Antioch, TN 37013

This conveyance is subject to all easements, restrictive covenants and conditions, and

other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 308 Eastport Court , Antioch, TN 37013.

The preparer of this deed is not the settlement agent for tax reporting purposes and makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

WITNESS my hand this 10th day of October, 2025.

Juan G. Lopez

Yesse Marilu Garcia Guerro

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Juan G. Lopez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 10th day of October, 2025.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Yesse Marilu Garcia Guerro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Smyrna, Tennessee, this 10th day of October, 2025.

Notary Public

My Commission Expires: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 10, 2025 *(date of document)*.

Custodian's Signature 10/10/2025 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 10th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY