Name and Address of New Owner:
Jose Carrascal
1382 Rural Hill Road, Unit 173
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1336238 DEEDQC
10/21/2025 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251021-0083648

This Instrument Was Prepared By:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

Map & Parcel No: 163-02-0C-035-00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nora Benott, a single woman,** "the Grantor," conveys and quitclaims unto **Jose Carrascal,** "the Grantee," all her interest in the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, Being Lot No. 35, Unit 173, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, and further amended in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.
>
> Being the same property conveyed to Nora Benott, a single person, and Jose Carrascal, as joint tenants with rights of survivorship, as mother and son, by Quitclaim Deed from Nora Benott, a single person, dated August 7, 2015, of record in Instrument No. 220150807-0079065, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at: 1382 Rural Hill Road, Unit 173, Antioch, TN 3713

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 20th day of October, 2025.

Nora Benott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of October, 2025, before me personally appeared Nora Benott, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's ree act and deed.

Witness my hand, at office, this 20th day of October, 2025.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My Commission Expires: 1/22/2029

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms 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.

Affiant

Subscribed and sworn to before me this the 20th day of October, 2025.

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/22/2029

I, Kirsten Virden, 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 10/20/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/20/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of October, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

