QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1337234 DEEDQC
10/22/2025 12:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20251022-0084210

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17 DAY OF Oct, 20 25

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3481JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joselyn Vianey Carranza Ochoa Revocable Living Trust	New owner	162 07 0 038.00
5024 Shihmen Drive		162 07 0 038.00
Antioch, TN 37013		

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

ANA CELIA CARRANZA AND RODOLFO D. CARRANZA MARROQUIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JOSELYN VIANEY CARRANZA OCHOA REVOCABLE LIVING TRUST DATED OCTOBER 16TH 2025

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 5024 Shihmen Drive, Antioch, TN 37013

Witness my hand on this 17 day of Oct, 20 25

Ana Celia Carranza
Ana Celia Carranza

Rodolfo D Carranza Marroquin
Rodolfo D. Carranza Marroquin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named:ANA CELIA CARRANZA AND RODOLFO D. CARRANZA MARROQUIN, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ANA CELIA CARRANZA AND RODOLFO D. CARRANZA MARROQUIN executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17 day of Oct, 20 25

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

25-3481JV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Antioch Park, Sec. 2 as of record in Book 3842, page 240, Register of Office for Davidson County, Tennessee. Said Lot No. 85 fronts 85.5 feet on the easterly side of Shihmen Drive and extends back 196.8 feet on the northerly line and 117.83 feet on the southerly line to a dead line in the rear measuring 96.5 feet thereon.

Being the same property conveyed to Ana Celia Carranza, unmarried, and Rodolfo D. Carranza Marroquin, married as tenants in common with right of survivorship by deed from William R. Clark and wife, Shige Clark, dated September 23, 2010 and recorded on September 28, 2010 in Book 4739, page 589, Register's Office, Davidson County, Tennessee.

This property is investment property and has never been the primary residence of the Grantor or their spouse, if any.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

I Lisa Allard, 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 17, 2025

Lisa Allard October 17, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this October 17, 2025.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary