Karen Johnson Davidson County
Batch # 1341513 DEEDQC
11/03/2025 10:37:54 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251103-0087263

Name & Address of New Owner
Evelia Rocha Aburto and
J. F. Ramirez
667 Hamilton Crossings
Antioch, TN 37013

Map & Parcel No. 150-09-0C-054.00

Send Tax Bills To
Same

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into on July 26, 2024, by and between **Evelia Rocha Aburto**, unmarried woman, (Grantor) and **Evelia Rocha Aburto**, unmarried woman, and **J. F. Ramirez**, unmarried man, (Grantees).

FOR AND IN CONSIDERATION of the Sum of TEN DOLLARS and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, as tenants in common with rights of survivorship, all of Grantor's right, title, and interest in and to the following described real property having an address of 667 Hamilton Crossings, Antioch, TN 37013:

Being Unit L-54 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

The above-described real property is improved property.

SOURCE of Grantor's interest in the above-described real property is a deed recorded in Instrument No. 20230308-0016597 Register's Office of Davidson County, Tennessee on March 8, 2023.

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the real property is being conveyed without any representation or warranty of any kind or character whatsoever, express or implied, with respect to the real property, its condition, uses, or fitness for any particular purpose by Grantor except as expressly set forth above.

Grantor disclaims and renounces any such representation or warranty and by Grantees acceptance of the real property, Grantor is forever discharged.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE ABOVE-DESCRIBED REAL PROPERTY. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE PROVIDED INFORMATION.

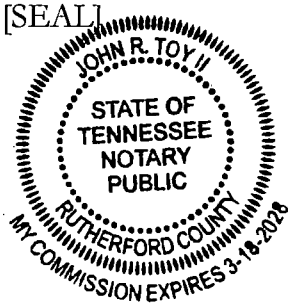
IN WITNESS WHEREOF, I sign this deed on July 26, 2024.

Evelia Rocha Aburto

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

On July 26, 2024, **Evelia Rocha Aburto** signed or acknowledged this document, personally appearing before me, the undersigned notary public, proving, on the basis of satisfactory evidence, to be the person who appeared before me.

[SEAL]



John Robert Toy II, Notary Public
My Commission Expires on 3/18/28

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration for this ~~transfer is~~ $-0-.

Affiant

Subscribed and sworn before me, a notary public, on July 26, 2024.

John Robert Toy II, Notary Public
My Commission Expires on 3/18/28

JOHN R TOY II
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3-18-2028