AFTER RECORDING RETURN TO:
Ideal Title
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2509151270

Karen Johnson Davidson County
Batch# 1343773 DEEDQC
11/12/2025 03:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20251112-0090188

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: Tax ID: 098 05 0 138.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 25 day of Oct, 2025, by and between **Marisol Alvizo F/K/A Marisol Villalpando, a married woman, who took title as a single woman, joined by spouse, Jose Alfredo,** residing at 5157 Hunters Point Lane, Hermitage, TN 37076, hereinafter referred to as Grantor(s) and **Marisol Alvizo, a married woman,** residing at 5157 Hunters Point Lane, Hermitage, TN 37076, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 5157 Hunters Point Lane, Hermitage, TN 37076

Being the same property conveyed to the Grantor(s) in a Deed recorded on 05/10/2006 under Book: 9530 Page: 472 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Marisol Alvizo F/K/A Marisol Villalpando

Marisol Alvizo F/K/A Marisol Villalpando

Jose Alfredo Alvizo

Jose Alfredo Alvizo

JAA

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Marisol Alvizo F/K/A Marisol Villalpando and Jose Alfredo, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness ~~my hand and~~ seal, at office in Hermitage, TN, this 25 day of Oct, 20 25.

Notary Public

My Commission expires: 07/03/28

STATHOS DONNELL ANN DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Marisol Alvizo Jose Alfredo Alvizo.

Affiant Jose Alfredo Alvizo

Print Name: Marisol Alvizo

STATE OF TN
COUNTY OF Davidson

Subscribed ~~and sworn to before~~ me this 25 day of Oct, 2025

Notary Public
My Commission Expires: 07/03/28

STATHOS DONNELL ANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Marisol Alvizo
5157 Hunters Point Lane
Hermitage, TN 37076

Name and address of property owner:

Marisol Alvizo
5157 Hunters Point Lane
Hermitage, TN 37076

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

The following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot 39 on the plan of Hunter' Point as of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Parcel ID: 098 05 0 138.00

Property commonly known as: 5157 Hunters Point Lane, Hermitage, TN 37076

Tennessee Certification of Electronic Document

I, SHAUN PENTO, 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 10/25/25 (date of document)

Affiant Signature

11/12/25
Date

State of OHIO

County of LORAIN

Sworn to and subscribed before me this 12 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 03-13-2028

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

Brittney Weaver
Notary Public, State of Ohio
My Commission Expires:
March 13, 2028