Karen Johnson
Batch # 1349695
11/21/2025 09 34 25 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251121-0093093

File #2021100057
This Instrument is prepared by
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

QUITCLAIM DEED

Address of New Owner:
Katherine Melissa Lopez Monterrosa
Victor Monterrosa
Josue Elias Hernandez Lopez
4065 Calumet Drive
Antioch, TN, 37013

Send Tax Bills to:
SAME

Map-Parcel:
150-14-0A-021.00-CO

For and in consideration of the sum of Ten Dollars ($10 00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Catherine M. Lopez De Hernandez n/k/a Katherine Melissa Lopez Monterrosa, unmarried and Victor Monterrosa unmarried, and Josue Elias Hernandez Lopez unmarried, as joint tenants with rights of survivorship**, does hereby quitclaim and transfer to **Katherine Melissa Lopez Monterrosa, unmarried and Victor Monterrosa unmarried, a/k/a Victor Alfonso Monterrosa, unmarried, and Josue Elias Hernandez Lopez unmarried, Anderson Adonias Hernandez Lopez, unmarried, as joint tenants with rights of survivorship**, all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows·

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Final Plat, Calumet -Phase One of record in Plat Book 6900, Page 673, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine M. Lopez De Hernandez n/k/a Katherine Melissa Lopez Monterrosa, unmarried and Victor Monterrosa unmarried, and Josue Elias Hernandez Lopez unmarried, as joint tenants with rights of survivorship by quitclaim deed from Catherine M. Lopez De Hernandez, unmarried and Victor Monterrosa, unmarried dated 11/9/2021 in Instrument No. 20211116-0152087, Register's Office of Davidson County, Tennessee.

**** This instrument was prepared by information provided by the parties****

This is improved property known as: **4065 Calumet Drive, Antioch, TN, 37013**.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 19th day of November, 2025.

X Catherine M Lopez de Hernandez NKA Katherine Melissa Lopez Monterrosa
Catherine M. Lopez De Hernandez n/k/a Katherine Melissa Lopez Monterrosa

X Victor Monterrosa AKA Victor Alfonso Monterrosa
Victor Monterrosa a/k/a Victor Alfonso Monterrosa

X Josue Elias Hernandez Lopez
Josue Elias Hernandez Lopez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Katherine Melissa Lopez Monterrosa and Victor Monterrosa and Josue Elias Hernandez 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 foregoing instrument for the purposes therein contained

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 19th day of November, 2025

Notary Public

My Commission expires: 6/22/26

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0 00.

Affiant

Subscribed and sworn to before me under oath this 19th day of November, 2025.

Notary Public

My Commission Expires 6/22/26

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY