Karen Johnson Davidson County
Batch# 1351807 DEEDQC
12/01/2025 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251201-0094948

Prepared by and Return to:
Law Office of Jami K. Averwater
836 N. Thompson Lane Ste 2B
Murfreesboro, TN 37129

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby declare that this conveyance is an adjustment of property rights between divorcing parties, that this transfer is tax-exempt pursuant to Tenn. Code Ann. § 67-4-409 (a)(1)(C)(v), and that no oath of value is required pursuant to Tenn. Code Ann. § 67-4-409 (a)(1)(E).

Affiant

Subscribed and Sworn before me this 26 day of November, 2025.

Notary Public
My commission expires: 09/16/2029

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Lorena Andaya Duarte 3552 Albee Drive Hermitage, TN 37076	New Owner	086-10-0-026.00

DIVORCE QUITCLAIM DEED

THIS INDENTURE is entered into by and between **MARVIN MISAEL VENTURA CHAVEZ**, hereinafter the Grantor, and **LORENA ANDAYA DUARTE**, hereinafter the Grantee, as of the date listed below.

WHEREAS, Grantor and Grantee are parties in the matter of MARVIN MISAEL VENTURA CHAVEZ V. LORENA ANDAYA DUARTE, Case No. 24D1011, in the Fourth Circuit Court for Davidson County, Tennessee; and

WHEREAS, pursuant to the Final Decree of Divorce entered by the Court in the above-referenced matter, Grantor shall convey his interest in and to the below property to Grantee; and

WHEREAS, the parties now intend to comply with the Court's Decree by execution of this quitclaim deed.

NOW, for good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor, by these presents, does hereby quitclaim and convey unto Grantee, all the right, title and interest in and to the following real property, located in Rutherford County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33, on the Plan of Chapelwood, Section 2, of record in Book 5200, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee of Argent Securities Inc., Asset Backed Pass-Through Certificates, Series 2004-W9 under the Pooling and Servicing Agreement dated as of June 1, 2004 by successor trustee's deed, dated 2-2-06, of record in Instrument No. 20060206-0014296, Register's Office for Davidson County, Tennessee.

This instrument executed pursuant to Power of Attorney of record in Instrument Number 20051103-0133291, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Marvin Misael Ventura Chavez, a married man, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Securities Inc., Asset Backed Pass-Through Certificates, Series 2004-W9 under the Pooling and Servicing Agreement dated as of June 1, 2004, by AMC Mortgage Services, Inc, Attorney-in-Fact signed June 6th, 2006 and recorded June 22nd, 2006 in Instrument No. 20060622-0074463 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3552 Albee Drive Hermitage, Tennessee 37076.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, 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.

Witness my hand this 26th day of November, 2025.

Marvin Misael Ventura Chavez

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26th day of November, 2025, before me personally appeared **Marvin Misael Ventura Chavez,** 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 free act and deed.

Witness my hand, at office, this 26th day of November, 2025.

Notary Signature
My commission expires: 09/16/2029

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **11/26/2025** (date of document).

Jami K Averwater

Affiant Signature

11/26/2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **26th** day of **November**, 2025.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

