Karen Johnson Davidson County
Batch# 1356498 DEEDQC
12/10/2025 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251210-0098297

This instrument prepared by:
Smith Sholar Milliken Matthews, PLLC
846 Conference Drive, Suite #4
Goodlettsville, TN 37072

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN MATTHEWS .PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Roberto Hernandez and Guadalupe Flores	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 3711 Rockdale Fellowship Road	(STREET ADDRESS)	150 11 0 203 00
(CITY) (STATE) (ZIP) Mt. Juliet, TN 37122	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Roberto Hernandez,** Grantor, does hereby quitclaim and convey unto **Roberto Hernandez and Guadalupe Flores, husband and wife**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 322 on the plan of Towne Village of The Country, Section 4-A, of record in Book 6250, Pages 20 and 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roberto Hernandez, a married man, by quitclaim deed from Guadalupe Flores of record in Instrument No. 201210180095461, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3273 Towne Village Road, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 20th day of November, 2025.

Affiant

My commission expires: 4-22-26
(Affix Seal)

Notary Public

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Witness my hand this 20th day of November, 2025.

Roberto Hernandez

Roberto Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of November, 2025, before me personally appeared Roberto Hernandez, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal this 20th day of November, 2025.

Notary Public

My Commission Expires: 4-22-29

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 **11/20/2025** (date of document).

Affiant Signature

11/20/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this **20th** day of **November**, 20**25**.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29