Karen Johnson Davidson County
Batch# 1367811 DEEDQC
01/09/2026 09:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260109-0002055

QUITCLAIM DEED

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 TH DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 2/27/2029

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, TN 37215

This Instrument was prepared by information provided by the parties, and no title search was performed by Music City Title & Escrow, Inc.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsie Judith Patino Teran	Same	**MAP & PARCEL** 162 13 0 220.00
255 A Cedarview Drive Antioch, TN 37013	Same	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Victor Perdomo Sanchez, a married man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **Elsie Judith Patino Teran, a married woman**, HEREINAFTER CALLED GRANTEE, ALL OF MY OWNERSHIP INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT TO GRANTEE, ITS SUCCESSORS AND ASSIGNS:

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Section Two-D, Monte Carlo, of record in Book 4955, Page 87, Register's Office for said County.

Said Lot No. 4, which is a corner lot, fronts 79.77 feet on the Easterly margin of Cedarview Drive and fronts 105.0 feet on the Southerly margin of an unnamed street, said frontages being joined by a curve having a length of 36.77 feet, and extends back 140.01 feet on the Easterly line and 149.60 feet on the Southerly line to a point of intersection.

Being the property conveyed to Elsie Judith Patino Teran and Victor Perdomo Sanchez, wife and husband, by Warranty Deed from Michael Wayne Hiter, a single person, dated May 29, 2020, of record in Instrument No. 20200615-0061454, Register's Office for Davidson County, Tennessee.

This is improved property located at 255 A Cedarview Drive, Antioch, Davidson County, Tennessee.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of January 2026.

GRANTOR:

Victor Perdomo Sanchez

STATE OF TENNESSEE)
COUNTY OF)

On this the 8th day of January, 2026, before me personally appeared Victor Perdomo Sanchez, a married man, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

Certificate of Authenticity

I, Alex McDaniel 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 January 8, 2026 (date of document).

Affiant Signature

Date 1/8/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8th day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER