Karen Johnson Davidson County
Batch# 1378370 DEEDWARR
02/09/2026 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260209-0009576

	STATE OF TENNESSEE COUNTY OF ~~RUTHERFORD~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $-0. Affiant Subscribed and sworn to before me, this 4th day of February 2026. Notary Public My commission expires: 01/30/2029
THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
636 GRASSMERE PARK, STE 130B
NASHVILLE, TN 37211

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandro Corzo Ramirez and Mirella Rodriguez Roque	SAME	07510006800
8214 LUREE LANE		
HERMITAGE TN 37076		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Nelson Reyes Mirabal and Ernesto Cobas Anaya** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto

Sandro Corzo Ramirez and Mirella Rodriguez Roque, husband and wife

called "GRANTEE(S)", his successors, heirs and assigns all of their rights, title and interests in and to 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. 118, Plan of Hermitage Estates, of record in Book 3300, Pages 70 & 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Sandro Corzo Ramirez and Mirella Rodriguez Roque, husband and wife, and Nelson Reyes Mirabal, a married man, and Ernesto Cobas Anaya, a married man, as joint tenants with full rights of survivorship, by Warranty Deed from Richard D Bango, Trustee of The Mildred L Bango Smith Living Trust, dated May 31, 2024, of record in Instrument No. 20240610-0043393, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Mildred L Bango Smith Living Trust, by Quitclaim Deed from Mildred L Bango Smith, dated January 1, 2000, of record in Instrument No. 20001220-0124597, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as **8214 LUREE LANE HERMITAGE, TN 37076**

WITNESS my/our hand(s) this 30 day January, 2026.

Nelson Reyes Mirabal

Ernesto Cobas Anaya

STATE OF Tennessee
COUNTY OF Davidson

On this 30 day of January, 2026, before me, a Notary Public in and for said County and State, personally appeared **Nelson Reyes Mirabal and Ernesto Cobas Anaya** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office on this 30th DAY OF JANUARY, 2026

My commission expires: 11/8/27

Notary Public

KATERINE SALAZAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2027

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 1/30/26 (date of document).

Affiant Signature

2/4/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th February day of ~~January~~ 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

