Name and Address of New Owner:
German Jonathan Hernandez
151 Old Tusculum Rd
Antioch TN 37013
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1392418 DEEDQC
03/12/2026 03:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260312-0019877

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 162 06 0 320.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Isabel Rodriguez, single woman,** "the Grantors," convey and quitclaim unto **German Jonathan Hernandez, single man,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> BEING Lot No. 4, on the plan of Bess Estates, Section 1, of record in Plat Book 4460, Page 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Isabel Rodriguez, single woman by Warranty Deed from German M Hernandez, married, dated November 25, 2019, of record in Instrument No. 20191127-0122963, said Register's Office, Davidson County, Tennessee.

This is improved property known as: 151 Old Tusculum Road, Antioch, TN 37013

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.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the __ day of March, 2026.

_____(SEAL)
Isabel Rodriguez

_____(SEAL)
German Jonathan Hernandez

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12 day of March, 2026, before me personally appeared **Isabel Rodriguez and German Jonathan Hernandez**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of March, 2026.

_____
Notary Signature
My commission expires: 5-8-2029

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 12 day of March, 2026.

_____
Notary Signature
My commission expires: 5-8-2029

BRIAN A SUAREZ PLAZA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

202603120019877

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 3.12.26 (date of document).

Affiant Signature

3.12.26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of March 2026

COlaNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 3/22/26