Karen Johnson
Batch # 1397189
03/24/2026 03:05:57 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
1 pg
20260324-0023462

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Antonio Buruca** ("Grantors"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Daniel Alejandro Lazo Ventura,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot Number 16, on the Plan of Oakwood Terrace, Section 1, of record in Plat Book 4460, Pages 54 and 55, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to Grantor by Special Warranty Deed recorded on September 26, 2013 at Instrument No 20130926-0100953 in the Register's Office of Davidson County, Tennessee.

Grantor warrants that this property is used for investment purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14 day of **June, 2022.**

~~Antonio Buruca~~

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antonio Buruca**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **June, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN — STATE OF TENNESSEE NOTARY PUBLIC — My Commission Expires on 01/06/2025 — DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **June, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

PROPERTY ADDRESS: 4539 Artelia Drive, Antioch, TN 37013
TAX PARCEL NO.: 14808001800

PROPERTY OWNER: **Daniel Alejandro Lazo Ventura**
OWNER'S ADDRESS: 4539 Artelia Drive Antioch, TN 37013
MAIL TAX BILLS TO: NEW OWNER