Karen Johnson Davidson County
Batch # 1437650 DEEDQC
06/24/2026 01:37:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260624-0057058

QUITCLAIM DEED

This instrument was prepared by:
JUAN ORTIZ HERNANDEZ [*Name*]
355 MONACO DR [*Street or Postal Address*]
HERMITADE TN 37076 [*City, State, Postal Code*]

Name and address of the new owner (the Grantee):	**MARIA VARGAS DOLORES** **355 MONACO DR** **HERMITAGE TN 37076**
Name and address of the Mortgagee (the holder of a mortgage loan):	**JUAN ORTIZ HERNANDEZ** **355 MONACO DR** **HERMITAGE TN 37076**
Tax map parcel number:	**075-06-0-062.00** 20220324-0033960
Mail tax bills to:	**355 MONACO DR** **HERMITAGE TN 37076**

In consideration of One Dollar and other valuable consideration paid, the receipt for which is acknowledged I, **JUAN ORTIZ HERNANDEZ**, the Grantor, TRANFER to my couple **MARIA VARGAS DOLORES** the Grantee, my right, title and interest in the following real estate:

IN THE COUNTY OF DAVISON, STATE OF TENNESSEE:
[*legal description*]
Subdivision **Hermitage Estates** Plat Book/Page :
Block/Lot: /348 District/Ward: General Services District
Description **Lot 348 Hermitage Estates Sec 2/ Neighborhood Code and Name: 6233 LEBANON RD/ ESTATE ROUTE 45**

No boundary survey of the real estate was made at the time of this conveyance, and the description of it is not different from that shown in any previous deed. FOR PRIOR TITLE, see **20220324-0033960** in the Register's Office of **DAVIDSON** County, Tennessee.
Parcel number 075-06-0-062.00:

Taxes for the year 2026-2027 are assumed by the Grantee.

THIS CONVEYANCE IS SUBJECT TO MATTERS OF PUBLIC RECORD including the following: (1) governmental zoning and other ordinances and regulations; (2) utility, sewer, drainage, and other easements and stipulations; and (3) subdivision and condominium covenants, conditions, declarations, and other restrictions.

THIS CONVEYANCE IS ALSO SUBJECT TO (1) the rights of tenants or claims of tenants in possession under oral, or written but unrecorded, leases or other agreements and (2) _____.

Witness my hand this 22nd day of December, 2025.

X _____
Grantor

Acknowledgement

STATE OF Tennessee
COUNTY OF Davidson

On the 22nd day of December, 2025, before me personally appeared JUAN ORTIZ HERNANDEZ, the Grantor, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he or she executed the same as his or her free act and deed.

_____
Notary Public

My commission expires: _____

SELVYN AMAYA
MY COMMISSION EXPIRES
MAY 08, 2029
NOTARY ID: 050829

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affidavit of Value

STATE OF Tennessee
COUNTY OF Davidson

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

_____ _____
Grantee Grantee

Sworn to and subscribed before me this 5th day of June, 2026.

_____
Notary Public

My commission expires: _____

SELVYN AMAYA
MY COMMISSION EXPIRES
MAY 08, 2029.
NOTARY ID: 050829

SELVYN AMAYA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY