Karen Johnson
Batch # 1443121
07/08/2026 08:17:21 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260708-0061341

QUITCLAIM DEED

This instrument prepared by:
Rachel S. Upshaw, Esq.
Miller Upshaw Family Law, PLLC
631 Woodland Street, Nashville, TN 37206

Address New Owner as Follows:	Send Tax Bills to:	Map / Parcel:
Bianca M. Onate 553 Janice Drive Antioch, TN 37013	Same	162 10 0 058.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of the Marital Dissolution Agreement in the case styled Bianca Magana Onate v. Eleazar Moreno Cruz, in the Davidson County Circuit Court, and the actual consideration given for the transfer is $0.00.

Affiant

SUBSCRIBED AND SWORN TO before me this 17th day of February, 2026.

Notary Public

My Commission Expires: 03/03/2027

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WHEREAS, Eleazar Moreno Cruz ("Grantor") and Bianca Magana Onate ("Grantee") are married and are going through a divorce; and

WHEREAS, this transfer of property is exempt from taxation as it is made in accordance with the terms and conditions of the Marital Dissolution Agreement in the case styled Bianca Magana Onate v. Eleazar Moreno Cruz, in the Davidson County Circuit Court; and

WHEREAS, Grantor is ordered to quitclaim all of his legal, marital, or equitable interest in and to the tract of land herein below to the Grantee; and

NOW, THEREFORE, in accordance with the parties' Marital Dissolution Agreement Eleazar Moreno Cruz, the Grantor, does hereby convey, remise, release and forever quitclaim unto Bianca Magana Onate, the Grantee, her heirs and assigns, all of his legal, marital or equitable interest in and to a certain tract of land in Davidson County, Tennessee described more particularly as follows, and any interest Grantor may have therein is hereby divested from him and vested in the Grantee:

Land in Davidson County, Tennessee, Lot No. 58 on the Plat of Brookview Estates I, resubdivision of Lots 42-59, of record in Plat Book 4675, page 17, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete description.

Being the same property conveyed to Biana M. Onate and husband, Eleazer Moreno Cruz, and Quirino M. Onate and wife, Frances Onate, signed August 3, 2015 and of record in Instrument No. 20150812-0080671, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Plat Book 4675, page 17, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Record Book 4636, Page 317, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declaration and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 553 Janice Drive, Antioch, TN 37013.

This is a transfer of property pursuant to a domestic settlement agreement and is a transfer of property rights between divorcing parties, such that this conveyance is exempt from recordation tax pursuant to Tenn. Code Ann. §67-4-409(a)(3)(E).

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND MILLER UPSHAW FAMILY LAW, PLLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN.

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of February, 2026.

ELEAZAR MORENO CRUZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

ELEAZAR MORENO CRUZ, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), personally appeared before me, a Notary Public in and for said County and State, and executed and acknowledged the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2026.

Notary Public

My commission expires: 03/03/2027

DEVIN KERN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY