QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1443359 DEEDQC
07/08/2026 01:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260708-0061709

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Carol Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of July, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/23/28

(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karla Karina Ramirez	**NEW OWNER**	**148 07 0 156.00**
(NAME)	(NAME)	
212 Bakertown Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

This Deed was prepared from information provided by the parties involved, and preparer makes no representation or warranty as to the state of title or the accuracy of the legal description herein.

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY IRREVOCABLY ACKNOWLEDGED, WE, **CHRISTOPHER JESUS PENA, FORMERLY KNOWN AS CHRISTOPHER G. LOPEZ RAMIREZ, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY SELL, GIVE, TRANSFER AND CONVEY UNTO **KARLA KARINA RAMIREZ, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being lot no. 926 on the Plan of Cherokee Hills Section Nine, of record in Plat Book 4300, Page 135, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher G. Lopez Ramirez by Warranty Deed from Douglas E. Dominguez, dated July 18, 2016 and recorded on July 27, 2016 in Instrument No. 20160727-0077438, Register's Office for Davidson County, Tennessee.

Christopher G. Lopez Ramirez being now known as Christopher Jesus Pena.

The spouse of Christopher Jesus Pena has never resided at said property and has no marital interest to convey.

This is ( ) **unimproved** (x) **improved** property known as: **212 Bakertown Court, Nashville, TN 37013**

Witness my/our hand (s) this the 7 day of July, 2026.

Christopher Jesus Pena

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 7 day of July 2026, before me personally appeared Christopher Jesus Pena, F/K/A Christopher G. Lopez Ramirez, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 7 day of July, 2026.

Notary Signature
My commission expires: 1/23/28

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Carol M Holmes, 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 7/7, 2026.

Carol M Holmes

Carol M Holmes

Date: 7/7/26

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7 day of July, 2026.

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON