Karen Johnson
Batch # 1447959
07/16/2026 11:29:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260716-0064442

PREPARED BY:
LISA WEBB, ESQ.
5409 MARYLAND WAY, SUITE 333
BRENTWOOD, TENNESSEE 37027

QUITCLAIM DEED

Address New Owners As Follows	Send Tax Bills To	Map Parcel Numbers
Name Carmen Mota	**Name** Carmen Mota	148-02-07.00
Street Address or Route Number 209 Margo Lane	**Street Address** 272 Clubbs Road	
City **State** **Zip** Nashville TN 37211	**City** **State** **Zip** Portland TN 37148	

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge we, **VICENTE MOTA BERISTAIN, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CARMEN MOTA, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson, County, Tennessee, being Lot No. 118 on the Plan of Haywood Acres, Section Four, as of record in Book 2900, Page 93, said Register's Office to which map reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vicente Mota and Carmen Mota, by Warranty Deed from Kenneth M. Anderson, dated September 28, 2018, and recorded, as Instrument No. 20181003-0098046, to which reference is hereby made.

Being the same property conveyed to Kenneth M. Anderson, unmarried, by Warranty Deed from Charles G. Cathey and wife, Alice Fay A. Cathey, dated July 29, 1998, of record in Record Book 11045, Page 453, Register's Office for Davidson County, Tennessee.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 209 Margo Ln, Nashville, TN 37211.

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title~~ and ~~interest thereto belonging to the said~~ GRANTEES, their heirs and assigns forever; and we do ~~covenant with the said GRANTEES that we are lawfully seized and possessed~~ of said land in fee

simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This deed prepared based upon information provided by the parties without certification or examination of title by the preparer.

Witness my hand this 16 day of July, 2026.

VICENTE MOTA BERISTAIN

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lauryn Bogle, a Notary Public in and for said County and State, the within named, Vicente Mota Beristain, the Bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 16 day of July, 2026.

Lauryn Bogle
Notary Public

My commission expires: 11-25-2028

LAURYN BOGLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-25-2028

STATE OF TENNESSSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this quitclaim deed is executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled *Carmen Mota v. Vicente Mota Beristain*, Docket No. _____, Circuit Court for Sumner County, Tennessee, and that the consideration for the transfer is $1.00.

Affiant

Subscribed and sworn before me, this the 16 day of July, 2026.

Notary Public

My commission expires: 11-25-2028

This conveyance is exempt from transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(E).

