Karen Johnson
Batch # 1447959
07/16/2026 11:29:11 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260716-0064443

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	162-03
Street Address or Route Number 293 Bart Drive	**Street Address** 272 Clubbs Road	162.00
City State Zip Antioch TN 37211	**City State Zip** Portland TN 37148	

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **VICENTE MOTA**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CARMEN MOTA**, hereinafter called the Grantee(s) their 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. 270 on the Plan of Antioch Park, Section 5, of record in Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to VICENTE MOTA AND CARMEN MOTA, HUSBAND AND WIFE, by the Deed from MARY E. KING, dated August 3, 2018, as Instrument No. 20180810-0079004, to which reference is hereby made.

BEING the same property conveyed to REYNOLD E. KING AND MARY E. KING, HUSBAND AND WIFE, by the Deed from JESSE J. TEAL JR., AND WIFE, JANE E. TEAL. of record in Book 9720, Page 313, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, Reynold E. King died on April 23, 2018 and title vested in Mary E. King, as surviving tenant by the entirety.

THIS conveyance is subject to Restrictive Covenants of record in Book 4562, Page 949, Register's Office for Davidson County, Tennessee: easements and setback lines as set forth on the above plan of record.

BEING property known as: **293 Bart Drive, Nashville, TN 37013.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns,

forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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.

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 11e 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).

