Karen Johnson Davidson County
Batch# 1474959 DEEDQC
09/18/2026 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260918-0087145

QUITCLAIM DEED

KARLA D. MICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF ~~JULY~~ Sept, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/04/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juliana Romero Portillo	*SAME*	
(NAME) **2950 Baby Ruth Ln #11**	(NAME)	163-11-0E-011.00-CO
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JOSE M. MONASTERIOS PORTILLO, AN UNMARRIED MAN AND JULIANA ROMERO PORTILLO, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

JULIANA ROMERO PORTILLO, AN UNMARRIED WOMAN

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Timber Trace Townhouses, First Revision as in Instrument No. 20000112-0115447, revised in Instrument No. 20010104-0001310, and Second Revision in Instrument No. 20020514-0059199 said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose M. Monasterios Portillo and Juliana Romero Portillo, by Warranty Deed from Florence E. Floyd, of record in Instrument No. 20250530-0042646, Register's Office for Davidson County, Tennessee, dated May 28, 2025 and recorded on May 30, 2025.

This is **Improved** property known as: 2950 Baby Ruth Ln #11, Antioch, TN 37013.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Pages to Follow]

Witness my hand this the 2 day of ~~July~~ September, 2026.

Juliana Romero Portillo

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Juliana Romero Portillo**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of ~~July~~ September, 2026.

Notary Public
My Commission Expires: 10/01/2027

KARLA DIETRICH NOTARY STATE OF TENNESSEE PUBLIC DAVIDSON COUNTY

Witness my hand this the 2 day of September, 2026.

Jose M. Monasterios Portillo

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jose M. Monasterios Portillo**, the within named 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, this the 2 day of September, 2026.

Notary Public
My Commission Expires: 10/04/2027

KARLA DIETRICH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I, BRANDON LIPPMAN, 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 **September 2, 2026**.

Date

Affiant Signature

09-18-2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **September**, 20**26**.

Notary's Signature

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)

