Karen Johnson Davidson County
Batch# 1483144 DEEDQC
10/12/2026 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261012-0093520

Name and Address of New Owner:
Jose Socorro Salazar Rivera and Veronica Leticia Quintanilla
5100 Lana Renee Court
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greg Fairbetter
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 0980109900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jose S. Salazar, a married man,** "the Grantor," convey and quitclaim unto **Jose Socorro Salazar Rivera and Veronica Leticia Quintanilla, husband and wife,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Being Lot No. 58, on the plan of Roxborough Subdivision, of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jose S. Salazar, unmarried by Warranty Deed from Mitchell R. Dobbins and wife, Mary Lee Dobbins dated August 6th 1993 and recorded on August 6th 1993 of record in Book 9041, Page 735, Register's Office for Davidson County, Tennessee.

Improved property known as: 5100 Lana Renee Court, Hermitage, TN 37076

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of October, 2026.

_____ (SEAL)
Jose A. Salazar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2026, before me personally appeared Jose S. Salazar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of October, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of October, 2026.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 11.5.29

202610120093520

Tennessee Certification of Electronic Document

I, Greg Fairbetter, 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 10/5/24 (date of document).

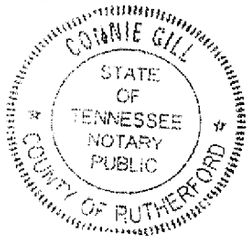
Affiant Signature

10/9/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of October, 2024.



Notary's Signature

MY COMMISSION EXPIRES: 3/16/2030

NOTARY'S SEAL