Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0038

This Instrument Prepared By and Return To:

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Reynaldo Cruz, Jr.	Origin Bank	109-04-0-A-13.00 CO
2780 Jenoaks Pass	1800 Hudson Lane, Suite 2A	
Hermitage, TN 37076	Monroe, LA 71201	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Reynaldo Cruz and Maria Labrador Cruz, husband and wife, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Reynaldo Cruz, Jr., an unmarried man, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Towering Oaks Phase One as shown on the plan of record in Instrument No. 20071127-0137704 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Reynaldo Cruz and Maria Labrador Cruz, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated September 23, 2010, filed of record in Instrument Number 20100928-0077115, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2780 Jenoaks Pass, Hermitage, TN 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170022396 DEEDQC
Recvd: 03/16/17 10:27 2 pgs
Fees:12.00 Taxes:0.00
20170316-0025690

IN WITNESS WHEREOF, the GRANTOR has hereunder set their hand this 24 day of Feb, 2017.

Reynaldo Cruz

Reynaldo Cruz

Maria Labrador Cruz

Maria Labrador Cruz

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Reynaldo Cruz and Maria Labrador Cruz, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 24 day of Feb, 2017.

NOTARY

My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 24 day of Feb., 2017.

NOTARY PUBLIC

My Commission Expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: 9-6-20