Davidson County DEEDQC
Recvd: 08/16/17 11:38 3 pgs
Fees:17.00 Taxes:0.00
20170816-0084089

This Instrument Prepared By & Return To:

Foundation Title & Escrow
277 Mallory Station Road
Suite 102
Franklin, TN 37067

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Juan A. Cruz 123 Welworth Street Madison, TN 37115	~~Same~~ Juan A. Cruz 123 Welworth Street Madison, TN 37115	34-13 89.00

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, Jose E. Orellana and wife, Elva C. Orellana, and Juan A. Cruz, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Juan A. Cruz and Maria A. Pena Martinez, husband and wife, GRANTEE, all right, title and interest in the said property listed below:

Being Lot No. 6, Block A, East Lawn Subdivision, as of record in Plat Book 547, page 153-154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

For source of title reference is made to Book 8104, page 518, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jose E. Orellana and wife, Elva C. Orellana and Juan A. Cruz from Jeffrey L. Brigance and wife, Susan M. Brigance, by deed dated March 31st 1993 and recorded April 2nd, 1993 in Book 8904, page 930, Register's Office for Davidson County, Tennessee.

This is improved property located at ***123 Welworth Street, Madison, TN/ 37115***

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.

This document was prepared without the benefit of a title search.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his/her/their hand(s) this _____ day of _____, 2017.

Jose E. Orellana

Elva C. Orellana

Juan A. Cruz

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, the within named **Jose E. Orellana, Elva C. Orellana and Juan A. Cruz,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2017.

NOTARY PUBLIC

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7.17.21

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of July, 2017.

NOTARY PUBLIC

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

My Commission Expires: 5/6/19

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019