THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

580 Franklin Road, Suite 203

Franklin, Tennessee 37069

Address New Owner(s)
Shannon O'Neill
1908 Boxelder Alley
Hermitage, Tennessee 37076

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
097020A268

Karen Y Johnson Davidson County
Batch# 152727 **DEEDQC**
10/19/2018 11:04:54 AM 1 pg
Fees: $12.00 Taxes: $0.00

20181019-0103891

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **DENISE RUIZ, A MARRIED PERSON,** ("Grantor") does hereby quitclaim and convey unto **SHANNON O'NEILL, A SINGLE PERSON,** ("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 268 on the Plan of Villages of Riverwood, Section One, Phase 3A, revision one of record in Instrument No. 200110630-0050230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon O'Neill, a single person, and Denise Ruiz, a married person, as tenants in common with rights of survivorship, by Quitclaim Deed from Shannon O'Neill, a single person, dated March 13, 2012, recorded March 19, 2012, of record in Instrument No. 20120319-0022980, Register's Office for Davidson County, Tennessee.

This is improved property known as **1908 Boxelder Alley, Hermitage, Tennessee 37076.**

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18 **day of** Sep, **20**18.

Denise Ruiz
DENISE RUIZ

James Ruiz
JAMES RUIZ

STATE OF TENNESSEE
COUNTY OF Davidson

On the 18 day of Sep, 2018, before me the undersigned Notary Public of the State and County, appeared Denise Ruiz and James Ruiz, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 18 day of Sep, 2018.

My Commission Expires: 1-8-19

NOTARY PUBLIC

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

STATE OF
COUNTY OF

The actual consideration for this transfer is $1

AFFIANT

Subscribed and sworn to before me, this 18 day of Sep, 2018.

NOTARY PUBLIC

My Commission Expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19