QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 188943 DEEDQC
01/28/2019 11:39:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190128-0008112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

SUBSC)AY
OF __
$ 10 Sara E Cruz, Affiant

Subscribed and sworn before me this the
28 Day of January, 2019.

MY C
Deputy Register

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Reynaldo Cruz, Jr. and Sara E. Cruz.	**Same**	**109-04-0-A-13.00 CO**
(NAME) **2780 Jenoaks Pass**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REYNALDO CRUZ, JR. ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

REYNALDO CRUZ, JR. AND WIFE, SARA E. CRUZ ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

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, JR., BY QUITCLAIM DEED FROM REYNALDO CRUZ JR. AND MARIA LABRADOR CRUZ, OF RECORD IN INSTRUMENT NUMBER 20170316-0025690, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2780 Jenoaks Pass, Hermitage, Tennessee 37076**

Witness our hands this the 21 day of January, 2019.

Reynaldo Cruz Jr.
REYNALDO CRUZ, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REYNALDO CRUZ, JR.,** 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 21 day of January, 2019.

Notary Public

My Commission Expires:

