QUITCLAIM DEED

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

20190128-0008113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THI .00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUI The actual consideration or true value, whichever is greater for this transfer is DAY
OF $ 10 Affiant

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

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)
Sara E. Cruz and Reynaldo Cruz, Jr.	**Same**	**108-03-0-043.00**
(NAME)	(NAME)	
1206 Cabana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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,

SARA E. BARNES ("GRANTOR")

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

SARA E. CRUZ AND HUSBAND, REYNALDO CRUZ, JR. ("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:

BEING LOT NO. 91A ON THE PLAN OF PATIO VILLA, SECTION FOUR, ZONE LOT DIVISION, LOTS 87 THROUGH 92, OF RECORD IN BOOK 5200, PAGE 632 AND AMENDED IN BOOK 6900, PAGE 538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SARA E. BARNES, BY QUITCLAIM DEED FROM ROSA BARNES, RUDOLPH BARNES, AND PEDRO MORALIS BARNES, OF RECORD IN INSTRUMENT NUMBER 20151022-01-07439, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HAVING SINCE DIVORCED AND REMARRIED, SARA E. BARNES IS NOW KNOWN AS SARA E. CRUZ.

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: **1206 Cabana Circle, Nashville, Tennessee 3712**

Witness our hands this the 21 day of January, 2018

Sara E. Cruz
SARA E. CRUZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SARA E. CRUZ,** 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, 2018

Notary Public

My Commission Expires:

SUSAN MEADOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2020