Karen Johnson Davidson County
Batch# 190541 DEEDQC
01/31/2019 03:43:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190131-0009553

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Sergio Castillo** ("Grantors"),unmarried , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Eluvenay Cruz-Magana and wife, Beatriz A. Cruz,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Peppertree Forest, Section 16 of record in Plat Book 8250, page 195, Register's Office for said County, to which reference is made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20021209-0151579** in said Register's Office.

Previously referred to as Elveney Cruz-Magana, Elveney Cruz-Magana and Eluvenay Cruz-Magana being one and the same person.

IN TESTIMONY WHEREOF I have executed this instrument the 31 day of 01, 2019.

Sergio Castillo
Sergio Castillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Sergio Castillo,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of January 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/07/19

Claudia E. Valencia
State of Tennessee Notary Public
Davidson County

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 31st day of **January, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/15

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PROPERTY ADDRESS:	**4809 Peppertree Dr Antioch, TN 37013**
TAX PARCEL NO.:	**176-01-73.00**
PROPERTY OWNER:	**Eluveney Cruz-Magana and wife, Beatriz A. Cruz**
OWNER'S ADDRESS:	**4809 Peppertree Drive Antioch, TN 37013**
MAIL TAX BILLS TO:	**Owners at property address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019