Karen Johnson Davidson County
Batch# 249239 DEEDQC
06/27/2019 09:09:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190627-0062210

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ella Santa Cruz, Oscar Guillermo Santa Cruz and wife, Martha Alicia Santa Cruz	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 132 Sanitarium Drive	(STREET ADDRESS)	52-8-15
(CITY) (STATE) (ZIP) Madison, TN 37115	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Ella Santa Cruz,** Grantor, does hereby quitclaim and convey unto **Ella Santa Cruz and Oscar Guillermo Santa Cruz and wife, Martha Alicia Santa Cruz, as tenants in common with right of survivorship**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

A certain parcel or tract of land in the 2nd Civil District of Davidson County, Tennessee said parcel being more described as follows:

BEGINNING at an iron pin in the easterly right-of-way of Sanitarium Road;

THENCE, with said right-of-way with a curve to the left having a central angle of 03 degrees 41 minutes 12 seconds, a radius of 310.82 feet, for a distance of 20.00 feet to an iron pin;

THENCE, North 84 degrees 52 minutes 29 seconds East, 140.00 feet to an iron pin;

THENCE, South 02 degrees 46 minutes 48 seconds West, 119.33 feet to an iron pin;

THENCE, South 88 degrees 34 minutes 04 seconds West, 130.29 feet to an iron pin to the point of beginning, containing 0.35 acres, more or less.

BEING the same property conveyed to Oscar Santa Cruz and wife, Elle Santa Cruz by Deed from Kentucky-Tennessee conference Association of Seventh-Day Adventists, of record in Book 8565, Page 298, in the Register's Office for Davidson County, Tennessee. The said Oscar Santa Cruz having since died on August 4, 2106 vesting sole ownership in Ella Santa Cruz.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Affiant

Subscribed and sworn to before me this the 26th day of June, 2019.

My commission expires: 6/22/21
(Affix Seal)

Notary Public

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Witness my hand this 26th day of June, 2019.

Ella Santa Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2019, before me personally appeared Ella Santa Cruz, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 26th day of June, 2019.

Kayla Holder
Notary Public

My Commission Expires: 6/22/21

