Karen Johnson Davidson County
Batch# 274261 DEEDQC
08/20/2019 04:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190820-0083674

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 20th day of August, 2019.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., SUITE A
CLARKSVILLE, TN 37043

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jaime Ruiz **Arely Zarco**	**NEW OWNER**	**043130A02600CO**
323 Forest Park Rd., Apt 2-2		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Jaime Ruiz (whose name was misspelled Jamie Ruiz in prior deed), married and Rosa Paredes, single** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jaime Ruiz and Arely Zarco, husband and wife, as tenants by the entirety** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in ~~Montgomery~~ DAVIDSON County, Tennessee, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being known and designatedas all of Apartment Unit No. 2-2, of Robin Hood Condominiums, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments, of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Jamie Ruiz and Rosa Paredes by Warranty Deed from Ay Rentals, LLC dated September 9, 2016, of record in Instrument No. 20160914-0096567, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

HIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 323 Forest Park Rd., Apt. 2-2, Madison, TN 37115

WITNESS my/our hands this 29 day of July, 2019.

Jaime Ruiz

Rosa M. Paredes

Rosa Paredes

STATE OF Tennessee

COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Jaime Ruiz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20 day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Sumner

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Rosa Paredes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29 day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 10/23/19

ALICIA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

