This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 318035 DEEDQC
11/21/2019 08:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191121-0120201

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 17 day of November 2019

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Maria Trinidad Nunez
120 Denise Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Maria Trinidad Nunez
120 Denise Drive
Antioch, TN 37013
MAP AND PARCEL NUMBER: 14807006200

QUITCLAIM DEED

19NT00974

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Maria Trinidad Nunez

By these presents do remise, release and **QUITCLAIM** unto

Maria Trinidad Nunez, Alvaro Antonio Caceres Montenecro, and Jesus Morales as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

The real estate described below lying and being in 8th Civil District of DAVIDSON County, Tennessee, bounded and described as follows:

Being Lot Number 821 on the Plan of Section Eight, Cherokee Hills of record in Plat Book 3700, at Page 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maria Trinidad Nunez, a married woman by warranty deed from Jose Javier Batrez, an unmarried person and Reinalda G. Puentes, an unmarried person, dated 10/11/2019 and recorded 10/15/2019 as document no. 2019105-010510, Register's Office for Davidson County, TN.

Being the same property conveyed to Jose Javier Batrez and wife, Reinalda G. Puentes, by Warranty Deed from Stephanie Rust, a single woman, dated 10/01/2004 and recorded 10/05/2004 as Document No. 20041005-0119578, Register's Office for Davidson County, TN.

This is an improved property commonly known as 125 Denise Dr, Antioch, TN 37013.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of November 2019

Maria Trinidad Nunez

Maria Trinidad Nunez

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maria Trinidad Nunez,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2019

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 3 / 13 / 21.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 16 day of November 2019

Alvaro Antonio Caceres Montenegro

~~Ilbaro~~ **Antonio Caceres Montencro**
Alvaro A N C M.

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~Ilbaro~~ **Antonio Caceres Montencro,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2019

Notary Public

My Commission expires: 3 / 13 / 21.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Jesus Morales

Jesus Morales

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jesus Morales,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November 2019

Notary Public

My Commission expires: 1/12/21.

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201911210120201

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021