QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 324876 DEEDQC
12/04/2019 02:44:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191204-0125199

B-WF-19-700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ruben Reyes Garcia, married	new owner	
(NAME)	(NAME)	**043-06-0A-007.00-CO**
700 Ellie Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **RUBEN REYES GARCIA AND LOREN MUNOZ MORALES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUBEN REYES GARCIA, MARRIED** hereinafter called the Grantee(s), 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Amqui Place, Section Two of record in Plat at Instrument No. 20170118-0005631, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruben Reyes Garcia and Loren Munoz Morales, husband and wife, as joint tenants with right of survivorship by Warranty deed from Red Group, LLC, a Tennessee limited liability company of record in Instrument No. 20170510-0046439 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 10, 2017. (Value of consideration shown in aforementioned deed $240,000.00.)

Being also known as 700 Ellie Drive Madison, Tennessee 37115.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **700 Ellie Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 25 day of November, 2019.

Ruben Reyes Garcia
Ruben Reyes Garcia

Lorena Muñoz Morales
Loren Munoz Morales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUBEN REYES GARCIA AND LORENA MUNOZ MORALES, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of November, 2019.

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212