QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 358711 DEEDQC
02/14/2020 11:06:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200214-0017182

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Margarita Puentes **Affiant**
Subscribed and sworn before me this the
14 **Day of** February, 2020.
_____, **Deputy Register**

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Hortencia Puentes Fierro	Same	133 08 0 106.00
(Name) 409 Cathy Jo Cir Nashville, TN 37211	409 Cathy Jo Cir Nashville, TN 37211	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Sergio M. Puentes, a single man, hereinafter referred to as Grantor(s), hereby quitclaim to Hortencia Puentes Fierro, a married woman and Margarita Puentes Fierro, a married woman, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Lot Number 3 on the Plan of Phase 1, Valley View Terrace, of record in Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Diego Marrufo, Hortencia Puentes-Fierro, Married by Cash Deed of Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. dated July 20, 2006 and recorded July 24, 2006 as Instrument No. 200607240088700, in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sergio M. Puentes, a single man, by Warranty Deed from Diego Marrufo and Hortencia Puentes-Fierro, husband and wife, dated May 5th 2016 and recorded May 6th 2016, as Instrument No. 20160506-0044915, in Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This document was prepared without benefit of a title search.

IN WITNESS WHEREOF, the said Sergio M. Puentes, a single man, has hereunto set his/her/their signature, on this, the 16 day of June, 2017.

Sergio M Puentes
Sergio M. Puentes

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sergio M. Puentes, the bargainor, 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, this the 18th day of October, ~~2017.~~ 2019

Alecia Bivins
Notary Public

My Commission Expires: 03-07-23

ALECIA BIVINS NOTARY PUBLIC STATE OF TENNESSEE (SEAL) DAVIDSON COUNTY My Commission Expires Mar 7, 2023

True Copy Certification for Recording Purposes

_____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, _____, a notary public for this county and state, personally appeared _____ (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

S-E-A-L

Comm exp: _____