Karen Johnson Davidson County
Batch# 375243 DEEDQC
03/20/2020 10:54:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200320-0030801

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Elsa L. Osorto, married, and Iveth Arias, married** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Elsa L. Osorto, Iveth Arias and husband Gerardo G. Quinonez Ruiz, as joint tenants with rights of survivorship** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Forest View Park Subdivision, Section V, Phase II, of record in Plat Book 6250, Page 458, Register's Office for said County, to which reference is made for a more complete description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

The above property has never been the primary residence of Elsa L. Osorto or her spouse.

Being all or part of the same property conveyed to Grantor herein by QuitClaim Deed of record at Instrument Number **20090727-0070384** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of **March, 2020.**

Elsa L Osorto
Elsa L. Osorto

Iveth Arias

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Elsa L. Osorto, Iveth Arias**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of **March, 2020.**

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

For recording information only

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of **March, 2020.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:	**3020 Cedarcliff Ct.** **Antioch, TN 37013**
TAX PARCEL NO.:	**15009016300**
PROPERTY OWNER: OWNER'S ADDRESS:	**Elsa L. Osorto, Iveth Arias, and Gerardo G. Quinonez Ruiz** **3020 Cedarcliff Court** **Antioch, TN 37013**
MAIL TAX BILLS TO:	Owners at Property Address

Certificate of Authenticity

I, Venikka Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021