QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 380515 DEEDQC
04/01/2020 11:44:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200401-0034973

RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE JUDITH C. JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2020

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francisco Delgado	Regions Bank	150-01-0-252.00
(NAME)	(NAME)	
2924 Mossdale Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Maria Saucedo, a married woman,** hereinafter called the Grantor(s), have quitclaimed unto **Francisco Delgado and Ma Juana Saucedo, husband and wife,** hereinafter called the Grantee(s), their assigns, a 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. 281, on the Plan of Section IV, Cherry Hills Subdivision, of record in Plat Book 4400, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Russell J. McCann, Trustee from Maria Saucedo and then to Maria Saucedo, a married woman, and Francisco Delgado and Ma. Juana Saucedo, husband and wife from Russell J. McCann, by Quitclaim Deed on October 29, 2004, of record in Instrument Number 20041108-0134041, Register's Office for Davidson County, Tennessee.
Rosalio Saucedo, the husband of Maria Saucedo, joins in this conveyance to convey any and all interest marital or otherwise in the subject property.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2924 Mossdale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 26th day of March, 2020.

Maria Saucedo

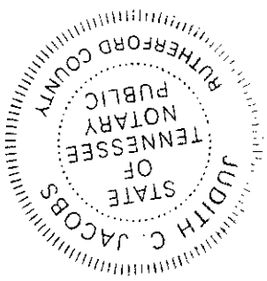
Rosalio Saucedo

State of Tennessee
County of Davidson

Personally appeared before me Maria Saucedo and Rosalio Saucedo with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of March, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23



RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202002060