THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Ana Beliz Sando
336 Cedarcreek Drive
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map-Parcel Number:
148-03-0-065.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this the 18th day of May, 2020.

Notary Public

My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JUAN FRANCISCO ROMERO, AN UNMARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANA BELIZ SANDO, A MARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 336 Cedarcreek Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 417416 DEEDQC
06/17/2020 11:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200617-0063073

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of May, 2020.

Juan Francisco Romero

Juan Francisco Romero

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juan Francisco Romero**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2020.

My commission expires:_____ Notary Public

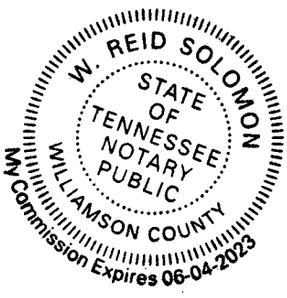


Exhibit A

Land in Davidson County, Tennessee, being Lot No. 407, Section Four, Cherokee Hills, as recording in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Judy A. Moss and Jeree N. Moss, wife and husband, by Warranty Deed from John L. Jumper, unmarried and Bridgette Jones f/k/a Bridgette L. Jumper, unmarried, dated 4/5/10 and recorded 4/13/10 in Instrument No. 20100413-0027957, Register's Office for Davidson County, Tennessee. The said Warranty Deed in Instrument No. 20100413-0027957 erroneously had vesting incorrect. As shown in the Deed of Trust recorded immediately after this said Warranty Deed in Instrument No. 20100413-0027958, vesting is shown as Jeree N. Moss, a single person and Judy A. Moss, a single person. Jeree N. Moss is now known as Jeree N. Ball and married to Justin Nathaniel Ball per Marriage Certificate dated 5/16/2015.

Also being the same property conveyed to Juan Francisco Romero, an unmarried man, from Judy A. Moss, a single woman, and Jeree N. Ball, a married woman, by Warranty Deed dated 01/04/2019, of record as Instrument No. 20190107-0001533, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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