Karen Johnson Davidson County
Batch# 426176 DEEDQC
06/25/2020 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200625-0068718

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Paula Angelica Hidalgo	NEW OWNER	072-15-0-219.00
1704 Sherwood Lane		
Nashville, TN 37216		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Linguareach, LLC, a California limited liability company,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Paula Angelica Hidalgo, a single person**, our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Sherwood Subdivision, as of record in Book 1424, Page 51, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, dated 04/11/2019 and recorded 04/17/2019, of record in Instrument 201904170035074, Register's Office for Davidson County, Tennessee.

This is improved property known as 1704 Sherwood Lane, Nashville, TN 37216.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 24 day of JUNE, 2020.

Linguareach, LLC, a California limited liability company

By: _____
Paula Angelica Hidalgo, Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On June 24th, 2020, before me, Thomas Han Jung, Notary Public,

personally appeared Paula Angelica Hidalgo

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

THOMAS HAN JUNG
COMM. # 2267695
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. DEC. 3, 2022

PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE _____

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed

Document Date: 06/24/2020 Number of Pages: 1

Signer(s) Other than Named Above: _____

STATE OF _____
COUNTY OF _____

See attached

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Angelica Hildago with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of Linguareach, LLC, the within named bargainor, a California limited liability company, and that she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Paula Angelica Hidalgo as such Member.

Witness my hand and seal at _____ this ____ day of _____, 2020.

_____
Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

Alvin M. Cantrell
Affiant

Sworn to and subscribed before me this the 25 day of June, 2020.

Lynn J. Babcock
Notary Public

My commission expires:

1-4-21

LYNN J. BABCOCK
STATE OF TENNESSEE NOTARY

Tennessee Certification of Electronic Document

I, Jennifer Dunlap Stacey, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Dunlap Stacey
Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
Notary's Name

Jennifer Dunlap Stacey, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

MY COMMISSION EXPIRES: 12/7/2020

NOTARY'S SEAL

(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).

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