Karen Johnson Davidson County
Batch# 455153 DEEDQC
08/12/2020 10:52:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200812-0089835

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Pedro E. Duran	(NAME) SAME AS NEW OWNER	
(STREET ADDRESS) 509 Dutchmans Drive	(STREET ADDRESS)	075-07-0-138.00
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Josefa Isabel Quijano, unmarried,** Grantor, does hereby quitclaim and convey unto **Pedro E. Duran, unmarried**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section 3, Highlands of Tulip Grove, of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pedro E. Duran and Josefa Isabel Quijano, both unmarried, by deed from Katherine A. Arrington and Matthew S. Arrington, wife and husband, of record in Instrument No. 202005050046934, Register's Office for Davidson County, Tennessee.

This is improved property known as: 509 Dutchmans Drive, Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 10th day of August, 2020.

Affiant

My commission expires: 6/22/2021 (Affix Seal)

Notary Public

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Witness my hand this 10th day of August, 2020.

Josefa Isabel Quijano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of August, 2020, before me personally appeared Josefa Isabel Quijano, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 10th day of August, 2020.

Notary Public

My Commission Expires: 6/22/2021

KAYLA HOLDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY