Name and Address of New Owner:
Michel Cruz Denis
1007 Rutherford Way
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 475233 DEEDQC
09/14/2020 01:05:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200914-0104587

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 174-11-0C-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reyes Construction, Inc, a Tennessee Corporation,** "the Grantor," convey and quitclaim unto **Michel Cruz Denis,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Cane Ridge, Phase III, Section 2 of record in Instrument No. 20180730-0074028, 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 a portion of the same property conveyed to Avin Sindi and Kimberly Austin, Tenants in common with rights of survivorship, by Special Warranty deed from PNB Holding Co. 2, Inc., a Tennessee Corporation, of record in Instrument No. 20150303-0018169, Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.
>
> Being the same property conveyed to Shivan Sindi by Warranty deed from Avin Sindi and Kimberly Austin, married of record in Instrument No. 20190301-0018846 Register's Office for Davidson County, Tennessee, dated February 11, 2019 and recorded on March 01, 2019.
>
> Being the same property conveyed to Reyes Construction, Inc., a Tennessee Corporation, by Warranty Deed from Shivan Sindi, of record in Instrument No. 20200317-0029296, Register's Office for Davidson County, Tenneessee, signed February 26, 2020 and recorded March 17, 2020.
>
> Being also known as 1729 Elijah Ryan Drive, Antioch, Tennessee 37013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

202009140104587

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 11th day of September, 2020.

Reyes Construction, Inc.

Deanna Reyes (SEAL)
Deanna Reyes
Vice-President/Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Steven Paul Disser, of the state and county mentioned, personally appeared Deanna Reyes, Vice-President/Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice-President/Secretary of Reyes Construction, Inc, the within named bargainor, a Corporation, and that as such Vice-President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice-President/Secretary.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESS my hand and official seal this 11th day of September, 2020.

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of September, 2020.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File # 2020-542

202009140104587

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON