RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 505060 DEEDQC
10/30/2020 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201030-0126661

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2020.

NOTARY PUBLIC

My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC Davidson County

THIS INSTRUMENT PREPARED BY: Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206		
ADDRESS NEW OWNER: Alberto Suastegui and Frida Chida 133 Hermitage Woods Drive Hermitage, TN 37076	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 083-06-0-410.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Alberto Suastegui, married,** hereinafter called the Grantor(s), has quitclaimed and sold and by these presents does hereby remise, release and quitclaim unto **Alberto Suastegui and Frida Chida, husband and wife,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium unit in Davidson County, Tennessee, described as follows: Unit No. 4, Building No. 2 in a Horizontal Property Regime as shown on the Condominium Site Plan of Revised Phases 2 and 2A, Hermitage Woods Condominium Apartments (Raintree Village) as of record in Book 4860, Pages 62 and 64, inclusive, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alberto Suastegui, married, by Warranty deed from Robert G. Connelly and Joey L. Bowman, Co-Executors of the Estate of Freda R. Connelly, of record in Instrument No. 20140904-0080903 Register's Office for Davidson County, Tennessee, dated September 3, 2014 and recorded on September 4, 2014.

Being also known as 133 Hermitage Woods Drive, Nashville, Tennessee 37076.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

Grantor, Alberto Suastegui, is the son of Grantees, Alberto Suastegui and Frida Chida.

WITNESS OUR HAND, this 28 day of October, 2020.

Alberto Suastegui

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Alberto Suastegui**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of October, 2020.

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Notary Public

My commission expires: 5/23/2023

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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 (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024