THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT5654-01

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 512990 DEEDQC
11/10/2020 11:16:39 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201110-0132296

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, we, MARTHA RUIZ-GARCIA and husband, ANGEL CORREA-MIRANDA, convey and quitclaim unto JUAN GABRIEL RUIZ-CORREA, his heirs and assigns, all of our right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 719 on the Plat of Charlotte Park, Section Twelve, of record in Book 2900, Page 127-128, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Martha Ruiz-Garcia and husband, Angel Correa-Miranda, by Quitclaim Deed from Elena R. Garcia and husband, Miguel Delgado, dated September 11, 2017, and of record in Instrument No. 20170911-0092933, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all matters on plat of record in Book 2900, Pages 127-128, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property.

WITNESS OUR HANDS this 6th day of ~~October~~ November, 2020.

MARTHA RUIZ-GARCIA

ANGEL CORREA-MIRANDA

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, MARTHA RUIZ-GARCIA and husband, ANGEL CORREA-MIRANDA, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 6th day of ~~October~~ Nov, 2020.

Dana B Marlow
NOTARY PUBLIC

My Commission Expires: 3/20/24

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/20/24 COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $0.

Juan Correa
AFFIANT

Subscribed and sworn before me this 6th day of ~~October~~ Nov, 2020.

Dana B Marlow
NOTARY PUBLIC

My Commission Expires: 3/20/24

DANA B. MARLOW NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXPIRES 3/20/24 COUNTY OF DICKSON

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Map: 102-04-0
Parcel: 070.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
JUAN GABRIEL RUIZ-CORREA
159 Hillcrest Rd
Kingston Springs TN 37082