This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 520608 DEEDQC
11/24/2020 09:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201124-0137677

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **ELIA CRUZ CRUZ, A SINGLE PERSON,** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **OSCAR CRUZ CRUZ,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Lake Park, Section One, as of record in Book 4175, pages 134 and 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by WARRANTY DEED of record at Instrument Number **20171207-0125014** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 19 day of November **2020.**

Elia Cruz Cruz
Elia Cruz Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Elia Cruz Cruz,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of November, **2020.**

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Oscar Cruz Cruz
AFFIANT

SUBSCRIBED AND SWORN before me this the 19 day of November, 2020.

Cari Allen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**4078 Lake Pkwy** **Hermitage, TN 37076**
TAX PARCEL NO.:	**098 01 0 024.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**OSCAR CRUZ CRUZ** **4078 Lake Parkway, Hermitage, TN 37076** **Hermitage, TN 37076**
MAIL TAX BILLS TO:	Same

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022