Karen Johnson Davidson County
Batch# 543762 DEEDQC
12/30/2020 03:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201230-0154839

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Paula Angelica Hidalgo 902 Spence Enclave Court Nashville, TN 37210	NEW OWNER	094-16-0E-084.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that WE, **Linguareach, LLC, a California limited liability company,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Paula Angelica Hidalgo, a single person,** our entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit Number 84, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508 amended in Instrument No. 20080423-0041404, Instrument NO. 20080507-0047102, and Instrument No. 20100427-0031915, and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, and amended in Instrument No. 20121116-0105801, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Linguareach, LLC, a California limited liability company by Quitclaim Deed from Paula Angelica Hidalgo, a single person, dated 10/21/2019 and recorded 10/30/2019, of record in Instrument 201910300111216, Register's Office for Davidson County, Tennessee.

This is improved property known as 902 Spence Enclave Court, Nashville, TN 37210.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 29 day of December, 2020.

Linguareach, LLC, a California limited liability company

By: _____
Paula Angelica Hidalgo, Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Paula Angelica Hildago with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Member of Linguareach, LLC, the within named bargainor, a California limited liability company, and that she as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Paula Angelica Hidalgo as such Member.

Witness my hand and seal at AVENTURA this 29TH day of DECEMBER, 2020.

_____
Notary Public

My commission expires: 09/30/2022

Michael Kroth
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG917796
Expires 9/30/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.

_____
Affiant

Sworn to and subscribed before me this the 31 day of December, 2020.

_____
Notary Public

My commission expires: 3-7-23

Tennessee Certification of Electronic Document

I, Alexis M. Cantrell, 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.

Alexis M. Cantrell
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda S Williams, a notary public for this county and state, Alexis M. Cantrell, 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. 20. 2024

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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