Karen Johnson Davidson County
Batch# 570582 DEEDQC
02/08/2021 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210208-0018063

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:**
Teneprop, LLC	NEW OWNER	094-16-0E-084.00
19380 Collins Avenue		
#1505		
Sunny Isles Beach, Florida 33160		

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, **Paula Angelica Hidalgo, a single person,** 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 **TENEPROP, LLC, a Tennessee limited liability company**, my 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, and further conveyed to Paula Angelica Hidalgo by quitclaim deed of record in Instrument No. 20201230-0154839, said Register's Office.

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.

Paula Angelica Hidalgo

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 within named bargainor, and that she executed the foregoing instrument of their own free will for the purposes therein set forth.

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

Notary Public

My commission expires: 09/30/2023

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: 1-4-21

LYNN J. BABCOCK
STATE OF TENNESSEE
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Jennifer Stacey, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Stacey
Signature

State of Tennessee

County of Williamson

Personally appeared before me, KATHERINE A HEDRICK, a notary public for this county and state,
Notary's Name

Jennifer Stacey, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1/6/2025

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).