Karen Johnson Davidson County
Batch# 576346 DEEDQC
02/24/2021 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210224-0022814

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 21010039

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 10-

William Cerrito
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22 DAY OF Feb, 2021.

NOTARY PUBLIC

My Commission expires: 8/27/22

Address of New Owner
William Cerrito
7204 River Bend Road
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
Map/Parcel
141-12-0C-013.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10 day of Feb, 2021, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Laura de La Rosa,** Grantor, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **William Cerrito,** Grantee, his heirs, successors, and assigns, her entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of River Bend, of record in Book 6900, Pages 504 and 505, and amended in Book 7465, Page 833, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 88.14 feet on the southerly margin of River Bend Road and extends back 138.84 feet on the easterly line and 140.48 feet in the westerly line to a broken line in the rear, measuring 88.15 feet thereon.

Being the same property conveyed to Laura Mae Moritomo and Felipe C. de La Rosa, Jr., by Warranty Deed from John D. Minton Construction Co., Inc., a corporation, dated 03/20/1992 and recorded on 03/23/1992 at Book 8581, Page 281, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Laura de La Rosa and Felipe C. de La Rosa, Jr., wife and husband, by Quitclaim Deed from Laura de La Rosa, formerly known as Laura Mae Moritomo, and Felipe C. de La Rosa, Jr., a now married couple, dated 11/14/2014 and recorded on 12/10/2014 in Instrument No. 20141210-0112882, RODCT. Further being the same property conveyed to Felipe C. de La Rosa, Jr. and wife, Laura de La Rosa, a one-third (1/3) undivided interest, and Felipe C. de La Rosa, Jr. and William Cerrito, as joint tenants with right of survivorship, a two-third (2/3) undivided interest, by Quitclaim Deed from Felipe C. de La Rosa, Jr. and wife, Laura de La Rosa, dated 03/01/2017 and recorded on 03/10/2017 in Instrument No. 20170310-0024069, RODCT. Felipe de La Rosa, Jr. having since died on or about 02/28/2018 leaving Laura de La Rosa the surviving tenant by the entirety and William Cerrito the surviving tenant. Laura de La Rosa is conveying her 1/3 interest in said property.

This is improved property known as:
7204 River Bend Road, Nashville, TN 37215

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Laura de La Rosa,** have caused this instrument to be executed, this the 10th day of Feb, 2021.

Laura de La Rosa
Laura de La Rosa

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Laura de La Rosa,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 10th day of Feb, 2021.

Lisa M. Tyre
NOTARY PUBLIC
My Commission expires: 6/18/2023

LISA M TYRE
Notary Public, State of Texas
Comm. Expires 06-18-2023
Notary ID 13205554-0

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 22nd day of February, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY