QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 592139 DEEDQC
03/15/2021 12:05:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0033967

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Oct,

Notary Public

MY COMMISSION EXPIRES: 12-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title and Escrow LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shantophia Cruz	**NEW OWNER**	
(NAME)	(NAME)	
2216 Milan Ct		**043140B01400CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 371158		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shantophia Cruz and Regina Cruz ("Grantor") have bargained and sold, and by these presents do transfer and convey unto Shantophia Cruz, ("Grantee") her successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14, Lanier Park, Phase One, as shown on Plat of record in Instrument No. 20021022-0129511, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shantophia Cruz and Regina Cruz by Quitclaim Deed from Shantophia Seymour-Fowlkes (a/k/a Shantophia Cruz) and Regina Simms (a/k/a Regina Cruz), of record in Instrument No. 20160426-0040418, Register's Office Davidson County, Tennessee.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is improved property known as: 2216 Milan Ct, Madison, TN 37115

Witness our hands this the 14 day of Oct, 2020.

Shantophia Cruz

8.24.2020
Regina Cruz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shantophia Cruz (the bargainor), 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.

Witness my hand and official seal this the 14 day of Oct, 2020.

Sarah E. Simmons
Notary Public
My Commission Expires: 12-6-22

SARAH E. SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12-6-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Regina Cruz (the bargainor), 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.

Witness my hand and official seal this the 24th day of August, 2020.

Chad Scott Keel
Notary Public
My Commission Expires: 7-9-22

CHAD SCOTT KEEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY