QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 595389 DEEDQC
03/18/2021 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0036362

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LORI PATTERSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teresa Astudillo Neri	**New Owner**	
(NAME) **3901 Bradley Ct.**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	**148-15-193**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROSENDO HERNANDEZ, UNMARRIED, AND HUGO A. CABRERA UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **TERESA ASTUDILLO NERI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 66 on the Revised Plan of Haywood Forest, of record in Book 5200, page 2, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Rosendo Hernandez, married, Hugo A Cabrera, unmarried, as joint tenants in common by Warranty Deed from M. Susan Pilgreen dated January 3, 2002 and filed of record on January 14, 2002 in Instrument No. 20020114-0005684, Register's Office for Davidson County, Tennessee.

Rosendo Hernandez is now unmarried pursuant to divorce decree filed of record in Montgomery County Chancery court docket MC CH CV D1 19-91.

This is ( ) **unimproved** (x) **improved** property known as: **3901 Bradley Ct. Antioch, TN 37013**
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 9th day of March, **2021.**

Rosendo Hernandez

Hugo A. Cabrera

STATE OF Tennessee
COUNTY OF Davidson

On this 9th day of March, 2021, before me personally appeared **Rosendo Hernandez and Hugo A. Cabrera,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of March, 2021.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON