Karen Johnson Davidson County
Batch# 618520 DEEDQC
04/20/2021 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $422.17
20210420-0052511

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Saul Bustillo and wife, Angela Cruz**, ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Maria Evangelina Cruz and Marden Cruz, a married couple,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat For Section 1, Shannon Place Subdivision of record in Plat Book 11190, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Saul Bustillo and wife, Angela Cruz by Special Warranty deed from Option One Mortgage Corporation of record in Instrument No. 20040316-0029608 Register's Office for Davidson County, Tennessee, dated February 19, 2004 and recorded on March 16, 2004.

Saul Bustillo is one and the same and also known as Saul Noe Bustillo.

FOR INFORMATION PURPOSES ONLY: 804 Redfern Court Madison, Tennessee 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 14 day of **April, 2021.**

Saul Bustillo
Saul Bustillo

Angela Cruz
Angela Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Maria Evangelina Cruz and Marden Cruz**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **April, 2021.**

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

Cari Allen
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-25

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$114,100.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 14 day of **April, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**804 Redfern Court** **Madison, TN 37115**
TAX PARCEL NO.:	**04301025800**
PROPERTY OWNER: OWNER'S ADDRESS:	**Maria Evangelina Cruz and Marden Cruz** **804 Redfern Court** **Madison, TN 37115**
MAIL TAX BILLS TO:	**New Owners at Property Address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY