Karen Johnson Davidson County
Batch# 624867 DEEDQC
04/29/2021 08:34:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210429-0057117

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd., Suite 200
Gallatin, TN 37066

# QUITCLAIM DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Michael Sanchez** | **NEW OWNER** | **142100B01800CO** |
| **435 Belle Pointe Dr.** | | |
| **Nashville, TN 37221** | | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Joseph Sanchez and Jean Maddalon,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Michael Sanchez** herein called "GRANTEE", his/her/their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Belle Pointe Planned Unit Development, Phase One, a plat of which is of record in Book 6250, page 500, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph Sanchez and Jean Maddalon by Quitclaim Deed from Joseph Sanchez dated August 12, 2010, of record in Instrument No. 20110106-0001657, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

This is improved property commonly known as 435 Belle Pointe Dr., Nashville, TN 37221

WITNESS my/our hands this 14 day of April, 2021.

**Joseph Sanchez**

Jean Maddalon

**Jean Maddalon**

STATE OF New Jersey

COUNTY OF Middlesex

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Joseph Sanchez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

NOTARY PUBLIC

My Commission Expires: March 30, 2024

STATE OF New Jersey

COUNTY OF Middlesex

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Jean Maddalon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Cynthia Livres

NOTARY PUBLIC

My Commission Expires: March 30, 2024

OFFICIAL SEAL
CYNTHIA LIVRES
NOTARY PUBLIC - NEW JERSEY
My Comm. Expires Mar. 30, 2024

NOTARY PUBLIC NEW JERSEY

WITNESS my/our hands this 15 day of April, 2021.

Joseph Sanchez

**Joseph Sanchez**

**Jean Maddalon**

STATE OF Arizona

COUNTY OF Maricopa

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Joseph Sanchez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of April, 2021.

NOTARY PUBLIC

ANGELA MOSIENKO, NOTARY PUBLIC
COMM. NO. 572122
COMM. EXP. 11-18-2023
MARICOPA CO., AZ

My Commission Expires: 11/18/2023

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, the within named **Jean Maddalon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of _____, 2021.

NOTARY PUBLIC

My Commission Expires:_____

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

