(1)

Karen Johnson Davidson County
Batch# 631708 DEEDQC
05/07/2021 01:42:49 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210507-0061783

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

POLLY E. LAVIT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 29th day of April, 2021.

Notary Public: _____
My Commission Expires: _____

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Pauline Roman	New Owner	114-12-0-A-088.00 CO
312 Stonecrest Way		
Nashville, TN 37209		

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, we, **Joseph Sanchez and Ciria Sanchez, husband and wife**, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to **Pauline Roman, an unmarried woman,** (hereinafter referred to as "**GRANTEES**") her heirs and assigns, in and to the following tract of land being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 88, Stoneridge Townhomes, Phase II, as shown on plat of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20080715-0072550, in the 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 Pauline Roman, an unmarried woman, and Joseph Sanchez and Ciria Sanchez, Husband and wife, by Warranty Deed from Cale Dennis Choat, unmarried, dated July 25, 2018, of record in Instrument No. 20180727-0073208, Register's Office for Davidson County, Tennessee.
This property is commonly known as: 312 Stonecrest Way, Nashville, TN 37209

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this document was executed this 28th day of April, 2021.

Joseph Sanchez

Ciria Sanchez

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph Sanchez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed this instrument for the purposes contained therein.

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

_____
NOTARY PUBLIC

See Attached Notarial Certificate

My Commission Expires:

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ciria Sanchez,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed this instrument for the purposes contained therein.

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

_____
NOTARY PUBLIC

See Attached Notarial Certificate

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 04/28/2021 before me, Josephine Alexa Lopez Gonzalez (Notary Public)
(insert name and title of the officer)

personally appeared Joseph Louis Sanchez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

JOSEPHINE ALEXA LOPEZ-GONZALEZ
Notary Public - California
San Bernadino County
Commission # 2318041
My Comm. Expires Jan 7, 2024

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On 04/28/2021 before me, Josephine Alexa Lopez Gonzalez (Notary Public)
(insert name and title of the officer)

personally appeared Ciria D Sanchez,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JOSEPHINE ALEXA LOPEZ-GONZALEZ
Notary Public - California
San Bernadino County
Commission # 2318041
My Comm. Expires Jan 7, 2024

WITNESS my hand and official seal.

Signature _____ (Seal)