Karen Johnson Davidson County
Batch# 663290 DEEDQC
06/23/2021 02:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210623-0085049

QUITCLAIM DEED

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 22nd DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

JM-SB-BM-21-140

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jorge Manuel Salcido and Julia O. Zetino de la Cruz, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**033-08-0-073.00**
140 Hardaway Dr,		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VALERIANO MERINO HERNANDEZ, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JORGE MANUEL SALCIDO AND JULIA O. ZETINO DE LA CRUZ, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 312 on the Plan of Gatewood, Section-2 of record in Plat Book 3700, Page (s) 144 and 145, 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 Valeriano Merino Hernandez, An unmarried man by Warranty deed from Andrea R. Haycraft f/n/a Andrea R. Reside and Ryan S. Haycraft, wife and of record in Instrument No. 20180823-0083687 Register's Office for Davidson County, Tennessee, dated August 22, 2018 and recorded on August 22, 2018.

This Instrument was prepared with information supplied by the Grantees. 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: **140 Hardaway Dr, Goodlettsville, Tennessee 37072**.

Witness my hand this 15th day of June, 2021.

X _____

Valeriano Merino Hernandez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary in and for said County and State, VALERIANO MERINO HERNADNEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the

SOFIA ESTRADA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

_____

Sofia Estrada
Notary

My Commission Expires 01-03-2023

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY