Karen Johnson Davidson County
Batch# 684824 DEEDQC
07/27/2021 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210727-0101126

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 26th day of July, 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
Anibal Javier Bonilla Salmeron	**NEW OWNER**	**05207001600**
633 Center St.		
Madison, TN 37115		

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 **Dayana Castellanos Badia (aka Dayana Castellanos), unmarried** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Anibal Javier Bonilla Salmeron, unmarried** 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. 11-A, Zone Lot Division of Lots 10, 11, and 12, on the plan of Homeacres, of record in Plat Book 6250, page 866, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dayana Castellanos by Warranty Deed from Patricia Kay Heath individually and Patricia Kay Heath, Successor Trustee of the Clifford O. Howard, Sr. Revocable Living Trust dated April 24, 2015, of record in Instrument No. 20150428-0037783, Register's Office for Davidson County, Tennessee. Oath is hereby made that Dayana Castellanos and Dayana Castellanos Badia are one and the same individual.

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This is improved property commonly known as 633 Center St., Madison, TN 37115

WITNESS my/our hands this 26 day of 07, 2021.

Dayana Castellanos Badia

STATE OF Tennessee
COUNTY OF Sumner

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

Witness my hand and seal at office on this, the 26th day of July, 2021.

My commission expires: 03/01/2025

NOTARY PUBLIC

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

07-26-2021.

Date

Jennifer Russell

Affiant Signature

07-26-2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 26th day of July, 2021.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: 10-21-2024

Date

Notary's Seal (if on paper)