Karen Johnson Davidson County
Batch# 687902 DEEDQC
07/30/2021 02:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210730-0102899

PREPARED BY:
Gore & Reynolds, PLLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER
Grace Elcano DelosReyes
3108 Lakeland Drive
Nashville, TN 37214

The actual consideration is $0.00.

AFFIANT

SEND TAX BILLS TO:
SAME.

Subscribed and sworn to before me
this 29th day of July, 2021

BLAKE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Map/Parcel: 096 11 0 094.00

NOTARY PUBLIC
My Commission Expires: 7-11-22

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, I **Elaine D. Santiago, Trustee of The Panchita De Los Reyes Family Trust dated March 20, 2002**, hereinafter called the Grantor, for the purpose of transferring the entire ownership interest in the subject real property, hereby remise, release and quitclaim unto **Grace Elcano DelosReyes, unmarried**, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **"Exhibit A"** attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

[The remainder of this page has been left blank intentionally; signature page(s) to follow]

WITNESS our hands this 29th day of July, 2021

DATE:

7/29/2021

THE PANCHITA DE LOS REYES FAMILY TRUST DATED MARCH 20, 2002

By: Elaine D. Santiago

Printed Name: Elaine D. Santiago

Title: Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Elaine D. Santiago, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of The Panchita De Los Reyes Family Trust dated March 20, 2002,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of July, 2021.

Notary Public

My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 806 ON THE MAP OF CLOVERHILL, SECTION 10 AS OF RECORD IN BOOK 2331, PAGE 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO THE PANCHITA DE LOS REYES FAMILY TRUST BY WARRANTY DEED FROM CATHERINE COFFMAN ELLIOT AND HUSBAND, WALTER ELLIOT, RECORDED ON NOVEMBER 8, 2017, INSTRUMENT NO. 20171108-0114881, DAVIDSON COUNTY REGISTER OF DEEDS.

This property is commonly known as 3108 Lakeland Drive, Nashville TN 37214.

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 July 29, 2021.

Kimberly D Hicks
Affiant
Date: 7/29/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of July, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON