Karen Johnson Davidson County
Batch# 701228 DEEDQC
08/19/2021 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210819-0112353

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 19th day of August, 2021.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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 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
Jesus Rodriguez Ojeda **Cecilia Nieto Quintana**	**NEW OWNER**	**04305014300**
116 Roosevelt Ave.		
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 **Francisco Nieto and Maura Nieto Quintana** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Jesus Rodriguez Ojeda and Cecilia Nieto Quintana,** 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 Tract 11 in Block B of Kennaston Estate, a plat of which is of record in Book 843, page 83, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Francisco Nieto and wife, Maura Quintana Nieto by Warranty Deed from Steve Sloan dated December 29, 2005, of record in Instrument No. 20060103-0000169, Register's Office for Davidson County, Tennessee. Oath is hereby made that Maura Nieto Quintana and Maura Quintana Nieto are one and the same individual.

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 116 Roosevelt Ave., Madison, TN 37115

WITNESS my/our hands this 18th day of August, 2021.

Francisco Nieto
Francisco Nieto

Maura Nieto Quintana
Maura Nieto Quintana

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Francisco Nieto, 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 18th day of August, 2021.

My commission expires: 10-21-2024

D Paulsson
NOTARY PUBLIC

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maura Nieto Quintana, 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 18th day of August, 2021.

My commission expires: 10 21 - 2024

D Paulsson
NOTARY PUBLIC

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

Tennessee Certification of Electronic Document

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 08/18/2021 (date of document).

Jennifer Russell
Affiant Signature

08/19/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

