Karen Johnson Davidson County
Batch# 713179 DEEDQC
09/13/2021 09:20:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210913-0121956

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 31 day of August, 2021.

Notary Public

My commission expires: 2-26-22

STEVEN J. CARR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Alain Ruiz Perez	New Owner	**01816000400**
406 Fannin Dr.		
Goodlettsville, TN 37072		

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 **Sara Estela Caceres Cordon,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Alain Ruiz Perez** 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. 57, on the plan of Mansker Heights Subdivision, Section 2, of record in Plat Book 3106, Page 43, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alain Ruiz Perez and Sara Estela Caceres Cordon by Warranty Deed from Buddy R. Nelson, Sr. dated _____, of record in Instrument No. 202109130121954, Register's Office for Davidson County, Tennessee.

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 406 Fannin Dr., Goodlettsville, TN 37072

WITNESS my/our hands this 31 day of August, 2021.

Sara Estela Caceres Cordon

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 Sara Estela Caceres Cordon, 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 31 day of August, 2021.

My commission expires: 2-26-22

NOTARY PUBLIC

STEVEN J. CARR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 8/31/2021 (date of document).

Jennifer Russell
Affiant Signature

9/1/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1 day of September 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

