QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 738802 DEEDQC
10/18/2021 02:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

EMILY MANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Primitivio Cruz Alcala and Leanar Cruz	**Same**	
(NAME)	(NAME)	
129 Graham St.		**047-00-0-057.00**
(ADDRESS)	(ADDRESS)	
White Bluff, TN 37187		
(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,

MARCO A. SEGOVIA, MARRIED, AND PRIMITIVO CRUZ ALCALA, MARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

PRIMITIVO CRUZ ALCALA AND LEANAR CRUZ, HUSBAND AND WIFE ("GRANTEE")

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:

A TRACT OF LAND IN THE 13TH DISTRICT OF DAVIDSON COUNTY, TENNESSEE ON A COUNTY ROAD, SOMETIMES CALLED TAZ HYDE ROAD AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF SAID ROAD AT THE NORTHWEST CORNER OF A TRACT OF 1 1/4 ACRES CONVEYED TO MERIDIE CATO AND WIFE BY DEED FROM SAMUEL KELLY AND WIFE, OF RECORD IN BOOK 369, PAGE 369, REGISTER'S OFFICE FOR SAID COUNTY;

THENCE WITH THE CENTER OF SAID ROAD NORTH 54 1/2 DEGREES WEST 2.56 POLES TO A POINT IN SAID ROAD; THENCE NORTH 32 1/2 DEGREES WEST 13 1/4 POLES TO A POINT; THE CENTER OF A SPRING THENCE NORTH 27 1/2 DEGREES WEST 13 POLES TO A POINT; THENCE NORTH 39 1/2 DEGREES WEST 18 POLES TO A POINT IN THE CENTER OF SAID COUNTY ROAD; THENCE LEAVING SAID ROAD NORTH 41 DEGREES EAST 35.2 POLES TO STAKE AND OAK POINTERS ON A RIDGE; THENCE SOUTH 37 DEGREES EAST 34.56 POLES TO THE NORTHWEST CORNER AS SAID MERDIE CATO TRACT, AT A STAKE ON A RIDGE WITH GUM POINTERS; THENCE SOUTH 24 3/4 DEGREES WEST 41 POLES TO THE POINT OF BEGINNING, CONTAINING 8.75 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARCO SEGOVIA AND PRIMITIVO CRUZ ALCALA, BY DEED FROM ROBERT GOOCH, UNMARRIED AND NETTIE LILES, UNMARRIED, DATED MAY 7, 2018, RECORDED MAY 8, 2018, AND APPEARING OF RECORD IN INSTRUMENT NO. 20180508-0044144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Grantor herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **0 Sulphur Creek, Nashville, TN 37218**

Witness our hands this the 15 day of October, 2021.

Marco A. Segovia

Marco A. Segovia

Primitivo Cruz

Primitivio Cruz Alcala

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marco A. Segovia**, the within named bargainor, 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 official seal, this the 15 day of October, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Primitivio Cruz Alcala**, the within named bargainor, 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 official seal, this the 15 day of October, 2021.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Ryan Lux, 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 **10/15/21**.

Date

Affiant Signature

10/15/21

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **October**, 20 21.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025