QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 738815 DEEDQC
10/18/2021 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139755

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)

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

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)
Marco A. Segovia and Blasa Lara	**Same**	
(NAME)	(NAME)	
4588 Sulphur Creek		**047-00-0-058.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(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 AND PRIMITIVO CRUZ ALCALA, TENANTS IN COMMON ("GRANTOR")

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

MARCO A. SEGOVIA AND BLASA LARA, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF THE COUNTY ROAD KNOWN AS HYDE ROAD AND RUNNING THENCE SOUTH 88 DEGREES EAST WITH JIM CATO'S SOUTHERN BOUNDARY LINE 933 FEET TO A DOGWOOD ON A RIDGE; THENCE SOUTH 36 DEGREES EAST WITH REUBEN RUTHERFORD'S LINE AND A FENCE 422 FEET TO A STONE AND SMALL WHITE OAK; THENCE SOUTH 41 DEGREES WEST WITH TURNER MCCALL'S LINE 582 FEET TO THE CENTER OF HYDE ROAD; AND THENCE, NORTH 44 DEGREES WEST WITH THE CENTER OF HYDE ROAD 1109 FEET TO THE BEGINNING, CONTAINING 10-1/2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARCO A. SEGOVIA AND PRIMITIVO CRUZ ALCALA, TENANTS IN COMMON, BY DEED FROM SCHARONDA TEATS, PREVIOUSLY KNOWN AS SCHARONDA GOOCH, AN UNMARRIED WOMAN, DATED JANUARY 29, 2018, RECORDED JANUARY 30, 2018, AND APPEARING OF RECORD IN INSTRUMENT NO. 20180130-0009376, 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: **4588 Sulphur Creek, Nashville, TN 37218**

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

Marco A. Segovia

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