QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF October, 2021.

(Affix Seal) Notary Public

My Commission Expires:

GINGER A DICKEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 8-19-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Title Solutions, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Marta Y. Cortez & Bladimir A. Lara	New Owner	80K-G-34.00
851 Denson Ave		
Madison, TN 37115		

Karen Johnson Davidson County
Batch# 745491 **DEEDQC**
10/28/2021 10:15:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211028-0144775

For and in consideration of the sum of $0.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We, Marvin Peraza & Maria Zoila Lara,** hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and conveys unto **Marta Y. Cortez and Bladimir A. Lara,** hereinafter called the Grantee, **his/her/their** heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 13 of Block K on the revised Plan of Power and Roth's Madison Park Subdivision, as of record I Book 843, Page 7, and Book 974, Page 38, Register's Office for said county, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Marvin Pereza and Maria Zoila Lara by Special Warranty Deed from The Secretary of Veteran's Affairs dated 01/06/2011 and filed for record on 01/10/2011 in Instrument Number 20110110-0002394, in Register's Office for Davidson County, Tennessee.

This is ( ) unimproved property known as:
(X) improved property known as: 851 Denson Ave, Madison, TN 37115

Witness my hand this 26th day of October, 2021:

Marvin Peraza

Maria Zoila Lara

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, the bargainor(s), **Marvin Peraza and Maria Zoila Lara,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **their** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of Tennessee, this 26th day of October, 2021.

Notary Public

My Commission Expires:

GINGER A DICKEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 8-19-2025