QUITCLAIM DEED

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

AJ-QCD-21-833

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 764462 **DEEDQC**
12/01/2021 12:49:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158854

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Maria Claudia Peralta	**Same**	
(NAME)	(NAME)	**102-08-0-042.00**
833 Russleo Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIA CLAUDIA PERALTA ("GRANTOR")

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

MARIA CLAUDIA PERALTA ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LOT/UNIT NO. 33 OF THE PLAN OF HORTON HEIGHTS, SECTION IV BEING RECORDED IN PLAT BOOK 1835, PAGE 129, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT/PARCEL REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARIA CLAUDIA PERALTA BY QUITCLAIM DEED FROM MATTHEW D. COFFMAN, OF RECORD IN INSTRUMENT NUMBER 20210315-0034170, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MARIA CLAUDIA PERALTA HAVING PREVIOUSLY BEEN MARRIED AT THE TIME OF PRIOR CONVEYANCE AND NO LONGER BEING MARRIED, THE PURPOSE OF THIS QUITCLAIM DEED IS TO DIVEST MATTHEW D. COFFMAN OF ANY INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY, MARITAL OR OTHERWISE.

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

*****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: **833 Russleo Drive, Nashville, Tennessee 37209.**

Witness our hands this the 29th day of November, 2021.

MARIA CLAUDIA PERALTA

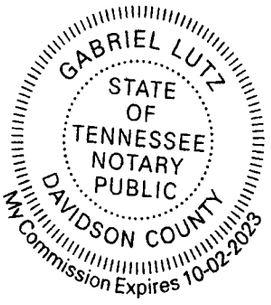
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA CLAUDIA PERALTA,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 day of November, 2021.

Notary Public

My Commission Expires: 10/2/2023



Witness our hands this the 29 day of November, 2021.

MATTHEW D. COFFMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW D. COFFMAN,** 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 29 day of November, 2021.

Notary Public

My Commission Expires: 10/2/2023

