Karen Johnson Davidson County
Batch# 779069 DEEDQC
12/23/2021 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211223-0169554

Prepared by/Return to: Mark B. Leedom, Esq. 636 Grassmere Park Drive Suite 130B Nashville, TN 37211	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 20th day of December, 2021. Notary Public My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Reynaldo Cruz, Jr.	New Owner	109-04-0-A-013.00 CO
2780 Jenoaks Pass		
Hermitage, TN 37067		

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, REYNALDO CRUZ, JR., unmarried, and SARA E. CRUZ, unmarried, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto REYNALDO CRUZ, JR., unmarried, and MARIA LABRADOR CRUZ, unmarried, tenants in common with right of survivorship, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/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. 13 on the Plan of Towering Oaks, Phase One, of record in Instrument No. 20071127-0137704, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Reynaldo Cruz, Jr. and wife, Sara E. Cruz, by Quitclaim Deed from Reynaldo Cruz, Jr. dated 1/21/19 of record in Instrument No. 20190128-0008112, Register's Office of Davidson County, Tennessee. Reynaldo Cruz, Jr. and Sara E. Cruz have since divorced.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

This is improved property bearing the street address of 2780 Jenoaks Pass, Hermitage, TN 37076.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 17th day of December, 2021.

Reynaldo Cruz Jr
REYNALDO CRUZ, JR.

Sara E. Cruz
SARA E. CRUZ

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Reynaldo Cruz, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of December, 2021.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sara E. Cruz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of December, 2021.

My commission expires: 7/7/25

NOTARY PUBLIC

MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025

202112230169554

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 12/17/2021 (date of document).

Jennifer Russell
Affiant Signature

12/20/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of December 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

