This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 798594 DEEDQC
02/01/2022 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220201-0011752

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 14th day of January 2022

Notary Public

My Commission expires 7 / 9 / 24

NAME AND ADDRESS OF PROPERTY OWNER:

Maribel Sanchez
2884 Lera Jones Dr
Antioch TN 37013-1317

SEND TAX BILLS TO:
Maribel Sanchez
2884 Lera Jones Dr
Antioch TN 37013-1317

MAP AND PARCEL NUMBER: 150 06 0 058.00

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

QUITCLAIM DEED

21NT03430

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Maribel Herrera Sanchez, a single woman

By these presents do remise, release and **QUITCLAIM** unto

Maribel Herrera Sanchez and Benjamin G Cruz, wife and husband, tenancy by entirety

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County** , Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section One, Percy Priest Meadows of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property as conveyed to Maribel Herrera Sanchez, a single woman by Warranty Deed from Lisa M. Eads, a married woman dated 03/07/2017 recorded 03/15/2017 in Book NA, Page , as Document Number 20170315-0025468, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 2884 Lera Jones Dr, Antioch, TN 37013-1317

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of January, 2022.

Maribel Herrera Sanchez

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Maribel Herrera Sanchez** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2022

Notary Public

My Commission expires: 7/9/24.

Witness our hands this 14th day of January, 2022.

Benjamin G Cruz

MITCHELL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Benjamin G Cruz** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of January, 2022

Notary Public

My Commission expires: 7/9/24.

Tennessee Certification of Electronic Document

I, Kesha Herron 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 1-14-22.

Kesha Herron

Affiant Signature

1-21-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st. of January, 2022

Notary's Signature

My Commission Expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024