QUITCLAIM DEED

STATE OF TN
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Jan, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/24/25
(AFFIX SEAL)

KANETHA COFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

File No.:

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alma Rosa Robles Rodriguez	**Same**	148-7139
(NAME) **221 Rader Court**	(NAME)	
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 800757 DEEDQC
02/04/2022 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220204-0013477

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Sylvia Guzman and Eva Nieto** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **, Alma Rosa Robles Rodriguez, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 909 on the Plan of Cherokee Hills Section 9 of record in Plat Book 4300, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert Wayne Felts and wife, Louella B. Felts by deed of record in Book 4958, Page 184, Register's Office for Davidson County, Tennessee.

Louella B. Felts and Loretta B. Felts being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

Being the same property conveyed to Sylvia Guzman and Eva Nieto by deed from Robert Wayne Felts and wife, Loretta B. Felts of record in Book 10785, Page 429, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 6, 1998.

This is ( ) **unimproved** (X) **improved** property known as: 221 Rader Court, Antioch, Tennessee 37013
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 24 day of Jan, 2022.

Sylvia Guzman

STATE OF TN
COUNTY OF Davidson

Personally appeared before me Kanetha Coffman, a Notary Public of this county, **Sylvia Guzman**, the within named bargainor, 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, this the 24 day of Jan, 2022.

Notary Public

My Commission Expires: 6/26/22
(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Eva Nieto

STATE OF TN
COUNTY OF Davidson

Personally appeared before me Kanetha Coffman, a Notary Public of this county, **Eva Nieto**, the within named bargainor, 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, this the 24 day of Jan, 2022.

Notary Public

My Commission Expires: 6/24/23
(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 1-24, 2022.

Affiant
Date: January 24, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 24 day of January 2022.

Notary Public

My Commission Expires: 5/5/2025

Cheryl Buckingham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY