QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 805499 DEEDQC
02/15/2022 12:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220215-0017470

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-5-2024

(AFFIX SEAL)

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Juan Hernandez Torres	**NEW OWNER**	
(NAME)	(NAME)	
1432 Pellican Point		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		052080A18000CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **Juan Hernandez Torres,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **Juan Hernandez Torres and Geraldine Gurdian Torres, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 180 on the Plan of Phase One, Section Two, Heron Walk, of record in Plat Book 9700, Page 386, 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 conveyed to William K. Stone and wife, Deborah F. Stone by Warranty deed from Glen R. Hutchison and wife, Shyla P. Hutchison of record in Instrument No. 20030528-0071742, Register's Office for Davidson County, Tennessee, dated May 21, 2003 and recorded on May 28, 2003.

Being the same property conveyed to Juan Hernandez Torres, by virtue of that certain Warranty Deed from William K. Stone and wife, Deborah F. Stone, dated February 3, 2022, and being of record at Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

202202150017468

Witness my/our hand (s) this the 3 day of Feb, 2022.

Juan Hernandez Torres

Juan Hernandez Torres

STATE OF TN

COUNTY OF Davidson

On this 3 day of Feb, 2022, before me personally appeared **Juan Hernandez Torres** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3 day of Feb, 2022.

Notary Public

My Commission Expires: 4/24/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

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 2-2, 2022.

Affiant
Date: February 4, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4 day of February 2022.

Notary Public

My Commission Expires: 5.14.25

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY