Karen Johnson Davidson County
Batch# 807751 DEEDQC
02/17/2022 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220217-0018492

Name and Address of New Owner:
Michel Denis Cruz
1007 Rutherford Way
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 174-11-OC-004.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Reyes Construction, Inc., a Tennessee Corporation ,** "the Grantors," convey and quitclaim unto **Michel Denis Cruz,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of Cane Ridge Farms, Phase III, Section 2 of record in Plat at Instrument No. 20180730-0074028, 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 a portion of the same property conveyed to Avin Sindi and Kimberly Austin, tenants in common with rights of survivorship by Special Warranty deed from PNB Holding Co. 2, Inc., a Tennessee corporation of record in Instrument No. 20150303-0018169 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.

Being a portion of the same property conveyed to Reyes Construction, Inc. a Tennessee Corporation by Warranty Deed from Avin Sindi and Kimberly Austin, of record in Instrument No. 20200317-0029297, Register's Office for Davidson County, Tennessee, signed February 26, 2020 and recorded on March 17, 2020.

Being also known as 1728 Elijah Ryan Drive, Antioch, TN 37013.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 7 day of February, 2022.

Reyes Construction, Inc.

Deanna Reyes (SEAL)

Deanna Reyes
Vice President/Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me Melissa Shaffer, of the state and county mentioned, personally appeared Deanna Reyes, Vice-President/Secretary, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice-President/Secretary of Reyes Construction, Inc., the within named bargainor, a Tennessee Corporation, and that as such Vice-President/Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice-President/Secretary.

WITNESS my hand and official seal this 7th day of February, 2022.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
7th day of February, 2022.

Notary Public
My commission expires: 11/3/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202202170018492

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 2-7-22.

Affiant Signature

2-7-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 7th day of Feb., 2022

Notary Signature

My Commission Expires: 11/8/22

