Karen Johnson Davidson County
Batch# 838274 DEEDQC
04/12/2022 09:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220412-0042047

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ulises Mendoza Hernandez	(NAME) First National Bank of America	026-15-0-037.00
(STREET ADDRESS) 2300 Marsha Drive	(STREET ADDRESS) PO Box 980	
(CITY) (STATE) (ZIP) Madison Tennessee 37115	(CITY) (STATE) (ZIP) East Lansing, MI 48826-0980	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Cosme Enriquez-Villeda, an unmarried man** Grantor(s), does hereby quitclaim and convey unto **Ulises Mendoza Hernandez, an unmarried man** the Grantees herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 2, Northside Addition to Northill Estates, as shown of record in Plat Book 6050, Page 118, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cosme Enriquez-Villeda, an unmarried man and Ulises Mendoza Hernandez, an unmarried man, as tenants in common by Warranty Deed dated March 7, 2022 from Perley Curtis, Executor of The Estate of Richard Roy Swiger and Lindsey Kanous, Guardian of Property for Aric Swiger, recorded March 21, 2022 as Instrument Number 20220321-0032232, Register's Office for Davidson County, Tennessee.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

This is Improved Property known as:2309 Marsha Drive Madison, Tennessee 37115.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $0.00

Subscribed and sworn to before me this the 9th day of April, 2022.

Affiant

My commission expires: 6/7/26
(Affix Seal)

Notary Public

TON D MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 4th day of ~~March~~ April, 2022.

Cosme Enrique Villeda

Cosme Enriquez-Villeda

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 4th day of ~~March~~ April, 2022, before me personally appeared, Cosme Enrique-Villeda to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 4th day of ~~March~~ April 2022.

Notary Public

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 6/7/26

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/4/22 (date of document).

Affiant Signature

4/4/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY