THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Monica Estupinan Perez
2713 Bison Court
Antioch, TN 37013

Send Tax Bill to:
New Owner

Map-Parcel Number:
174 11 0A 354.00

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 14 day of ~~March~~, 2022.

Notary Public

My Commission Expires:
July 9, 2022

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MONICA ESTUPINAN PEREZ, A MARRIED WOMAN, AND JAIME A. SANDOVAL DAVILA, A MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MONICA ESTUPINAN PEREZ AND JUAN ARTURO SANDOVAL DAVILA, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 2713 Bison Court, Antioch, TN 37013.

THIS DEED BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 13 day of ~~March~~, 2022.

Monica Estupinan Perez

Jaime A. Sandoval Davila

Karen Johnson Davidson County
Batch# 841300 **DEEDQC**
04/18/2022 01:08:11 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220418-0044302



STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Estupinan Perez**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of April, 2022.

My commission expires: 10.11.22

Michelle Martin
Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jaime A. Sandoval Davila**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of April, 2022.

My commission expires: 10.11.22

Michelle Martin
Notary Public



Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 253, Cane Ridge Farms, Phase VI, Section 1, as shown by Plat appearing of record in Instrument No. 20050209-0015098, of the Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Monica Estupinan Perez, a married woman, and Jaime A. Sandoval Davila, a married man, as joint tenants with rights of survivorship, by Deed dated April 1, 2021 from David M. Budnick and Peggy D. Budnick, husband and wife, of record in Instrument No. 20210407-0046365, said Register's Office.