Karen Johnson Davidson County
Batch# 868166 DEEDQC
06/07/2022 08:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220607-0064929

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title and Escrow Company, Inc.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 31st day of May, 2022 Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Magnolia Santos Cruz 600 Waywood Circle Antioch, TN 37013	Magnolia Santos Cruz 600 Waywood Circle Antioch, TN 37013	Map and Parcel No.: 183050A11500CO

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Leonel Carmona Pavon ("Grantor")**, does hereby quitclaim, transfer and convey unto **Magnolia Santos Cruz ("Grantee")**, her heirs and assigns, all of Grantor's right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly as:

Land in Davidson County, Tennessee, being Lot No. 377 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Book 9700, Pages 437 and 438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leonel Carmona Pavon and Magnolia Santos Cruz, as Joint Tenants with Rights of Survivorship, by Warranty Deed dated October 19, 2018, from Sam Braden, III and Sharon R. Braden, husband and wife, of record as Instrument No. 20181019-0103929 in the Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 600 Waywood Circle, Antioch, Davidson County, Tennessee 37013.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of May, 2022.

GRANTOR:

Leonel Carmona Pavon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonel Carmona Pavon, the bargainor, 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, at office, this 31st day of May, 2022.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Notary Public
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO INDEPENDENT TITLE EXAMINATION WAS CONDUCTED BY PREPARER. THE LEGAL DESCRIPTION HEREIN IS TAKEN FROM THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/31/22

GEORGE E. MUDTER, JR.
Dated 5/31/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/31/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

