This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13533-DJ

Karen Johnson Davidson County
Batch# 876091 DEEDQC
06/23/2022 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220623-0071568

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Christina Sagun
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 7th day of June, 2022.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christina Marie Sagun 205 Bermuda Drive Nashville TN 37214	New Owner	084-14-0-031

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Grace De Los Reyes, unmarried** ("Grantor") do hereby quitclaim and convey unto **Christina Marie Sagun, a single woman** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 50 and part of Lot No. 52 on the Plan of Section Two, Donelson Meadows of record in Book 2133, Pages 100 and 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 and part of Lot 52 front together 177.27 feet along the easterly side of Bermuda Drive and extends back 279.50 feet along the northerly side line and 256.7 feet along the southerly side line to a rear line measuring 153.00 feet thereon.

Being the same property conveyed to Christina Marie Sagun, unmarried and Grace De Los Reyes, unmarried, as joint tenants with rights of survivorship, by Quitclaim Deed from Christina Marie Sagun, unmarried, being dated September 13, 2021 and recorded in Instrument No. 20210916-0124503; Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Grace Delosreyes and Christina Sagun, by Warranty Deed from Patricia B. Kelley, dated September 10, 2021 and recorded in Instrument No. 20210916-0124501, Register's Office for Davidson County, Tennessee.

This is improved property located at: **205 Bermuda Drive, Nashville, TN 37214**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of June, 2022.

GRANTOR:

Grace De Los Reyes, aka Grace Delosreyes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Grace De Los Reyes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of June, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/07/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 **day of** June, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM