QUITCLAIM DEED AJ-QCD-22-1206	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 2022. Notary Public MY COMMISSION EXPIRES: 08-20-2024 (AFFIX SEAL)

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara E. Cruz	**Same**	**108-03-0-043.00**
(NAME)	(NAME)	
1206 Cabana Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SARA E. CRUZ AND REYNALDO CRUZ, JR. ("GRANTORS")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARA E. CRUZ ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 91A ON THE PLAN OF PATIO VILLA, SECTION FOUR, ZONE LOT DIVISION LOTS 87 THROUGH 92, OF RECORD IN PLAT BOOK 5200, PAGE 632 AND AMENDED IN PLAT BOOK 6900, PAGE 538, 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 THE SAME PROPERTY CONVEYED TO SARA E. CRUZ AND REYNALDO CRUZ, JR. BY DEED FROM SARA E. CRUZ, OF RECORD IN INSTRUMENT NO. 20190128-0008113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 885513 DEEDQC
07/07/2022 02:49:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220707-0078594

This is improved property known as: 1206 Cabana Circle, Nashville, Tennessee, 37214.

Witness our hands this the 16th day of July, 2022.

SARA E. CRUZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 6th day of July, 2022.

Notary Public

My Commission Expires:

KRISTEN COX
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-20-2024

Witness our hands this the ____ day of _____, 2022.

REYNALDO CRUZ, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REYNALDO CRUZ, JR.**, the within named 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 and official seal, this the 17 day of June, 2022.

Notary Public

My Commission Expires: 9-8-25

EILEEN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025