Karen Johnson Davidson County
Batch# 899198 DEEDQC
08/05/2022 08:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220805-0089055

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF _____, 20____.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JM-QCD-MF-22-512

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose C. Nieto	**New Owner**	
(NAME)	(NAME)	**148030139.00**
512 Spann Ct.,		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADRIANA G. NIETO,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSE C. NIETO** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 1041 ON THE PLAN OF SECTION TEN, CHEROKEE HILLS, OF RECORD IN BOOK 4660, PAGE 27, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSE C. NIETO AND WIFE, ADRIANA G. NIETO BY QUITCLAIM DEED FROM JOSE C. NIETO AND WIFE, ADRIANA G. NIETO OF RECORD IN INSTRUMENT NUMBER 20130521-0051188, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 7, 2013 AND RECORDED ON MAY 21, 2013.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **512 Spann Ct., Antioch, Tennessee 37013**.

Witness my/our hand(s) this the 4th day of August, 2022.

Adriana G. Nieto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADRIANA G. NIETO, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, 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 8/4/22 (date of document).

Affiant Signature

Date 8/4/22

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 