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 25 DAY OF Aug, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cesar Antonio Padilla Soto and Nuemi Elizabeth Hernandez Martinez	**NEW OWNER**	
(NAME) **728 Bishopsgate Road**	(NAME)	
(ADDRESS) **Antioch, Tennessee 37013**	(ADDRESS)	**149 02 0D 028.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

NO TITLE SEARCH PERFORMED. INFORMATION FURNISHED BY THE PARTIES.

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **CESAR ANTONIO PADILLA SOTO, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **CESAR ANTONIO PADILLA SOTO AND WIFE, NUEMI ELIZABETH HERNANDEZ MARTINEZ** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 28, on the Plan of Section Four, Picaddilly of record in Plat Book 6900, Page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Dolores Richie Smith, unmarried and Peggy Smith, tenants with right of survivorship by Warranty Deed from Dal Suan Piang, married and Lukaman Khan Dal and Sian Luka and wife Dim Lang dated 12/12/2016 and recorded in Instrument No. 201612150131743 in the Register's Office for Davidson County, Tennessee

The said Dolores Ritchie Smith died on 03/14/2020 leaving the said Peggy Smith the sole surviving tenant by survivorship

Being the same property conveyed to Cesar Antonio Padilla Soto, a married man, from OP SPE TPA1, LLC , a Delaware limited liability company dated 08/11/2022 and recorded on 8/23/2022 in Instrument No. 20220823-0095270, Register's Office for Davidson County, Tennessee

Being also known as 728 Bishopsgate Road, Antioch, Tennessee 37013.

Karen Johnson Davidson County
Batch# 909418 DEEDQC
08/29/2022 02:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220829-0097339

Witness my/our hand (s) this the 25th day of August, 2022.

Cesar Antonio Padilla Soto

Cesar Antonio Padilla Soto

STATE OF TN

COUNTY OF Davidson

On this 25th day of August, 2022, before me personally appeared **Cesar Antonio Padilla Soto** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of August, 2022.

Notary Public
My Commission Expires: 9-27-23

Jon Perry
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615)599-9959

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 25, 2022.

Affiant
Date: August 26, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 26th day of August 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY