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THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 922990 DEEDQC
09/29/2022 09:44:29 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220929-0107509

New Owner:	Send Tax Bills To:	Map & Parcel No:
Evangelina Flores Cruz 262 Cathy Jo Drive Nashville, TN 37211	Same	133-12-0-130.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Efren Santiago and Sandra Noemi Santiago, husband and wife, the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto Evangelina Flores Cruz, unmarried, the Grantee, her heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, page 93, 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 Efren Santiago and Sandra Noemi Santiago, husband and wife by Warranty deed from Javier Herrera and Evangelina Flores, husband and wife of record in Instrument No. 20160912-0095790 Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 12, 2016.

Being the same property conveyed to Evangelina Flores Cruz by Quitclaim deed from Efren Santiago and Sandra Noemi Santiago, husband and wife of record in Instrument No. 20220512-0054523 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 12, 2022.

Being the same property conveyed to Evangelina Flores Cruz, unmarried and Efren Santiago and Sandra Noemi Santiago, husband and wife, as joint tenants with right of survivorship by Quitclaim deed from Evangelina Flores Cruz, unmarried of record in Instrument No. 20220527-0061751 Register's Office for Davidson County, Tennessee, dated May 24, 2022 and recorded on May 27, 2022.

This is improved property known as **262 Cathy Jo Drive, Nashville, TN 37211**

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signature this 23 day of September, 2022.

Efren Santiago

Sandra Noemi Santiago

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Efren Santiago and Sandra Noemi Santiago, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2022.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9/2/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 23 day of September 2022.

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 3/7/26