This Instrument Prepared by:
Four Star Title, LLC
2506 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the 19 Day of January, 2023.
_____, Deputy Register

Karen Johnson Davidson County
Batch# 961932 DEEDQC
01/18/2023 10:49:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230118-0004036

QUITCLAIM DEED

NEW OWNER:
Reynaldo Cruz, Jr.
2780 Jenoaks Pass
Hermitage, TN 37067

SEND TAX BILLS TO:
same

MAP/PARCEL
109 04 0 A 13.00 CO

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **REYNALDO CRUZ, JR, unmarried, and MARIA LABRADOR CRUZ, unmarried**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **REYNALDO CRUZ, JR, unmarried,** hereinafter called the GRANTEE(S), all right, title and interest, they may have, in the said property listed below:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Hermitage, County of Davidson, State of Tennessee, and being more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF TOWERING OAKS PHASE OF RECORD IN INSTRUMENT NO. 20071127-0137704 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to Reynaldo Cruz, Jr., unmarried, and Maria Labrador Cruz, unmarried, by Quitclaim Deed from Reynaldo Cruz, Jr., unmarried and Sara E. Cruz, unmarried dated December 17, 2021 and filed of record December 23, 2021, in Instrument Number 20211223-0169554, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: **2780 Jenoaks Pass, Hermitage, TN 37067**

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 14 day of January, 2023.

Reynaldo Cruz Jr.

Reynaldo Cruz, Jr.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set her hand(s) this 14 day of January, 2023.

Maria Labrador-Cruz

Maria Labrador Cruz

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Reynaldo Cruz, Jr.** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of January, 2023.

Eloisa Uribe

NOTARY

MY COMMISSION EXPIRES: 5/9/23

ELOISA URIBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Maria Labrador Cruz,** whom I am personally acquainted, or who proved on the basis of satisfactory evidence, and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of January, 2023.

Eloisa Uribe

NOTARY

MY COMMISSION EXPIRES: 5/9/2023

ELOISA URIBE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY