QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 972747 DEEDQC
02/21/2023 02:01:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230221-0012219

State of Tennessee
County of Wilson

The actual consideration for this transfer is $ 0.00

M P Trinidad Nunez
Affiant

Subscribed and sworn to before me, this the 28th day of January, 2023.

Suzanne M Alexander
Notary Public

My commission expires: 10-09-2024
(AFFIX SEAL)

SUZANNE M ALEXANDER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY EXPIRES OCTOBER 09, 2024

THIS INSTRUMENT WAS PREPARED BY
Dan R. Alexander, Attorney at Law.
15065 Lebanon Road, Suite 204, Old Hickory, TN 37138

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maria Trinidad Nunez	**Same**	**14807006200**
120 Denise Drive **Nashville, Antioch, Tennessee 37013**		

FOR AND IN CONSIDERATION OF GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED I,

ALVARO ANTONIO CACERES MONTENEGRO

HEREBY QUITCLAIM TO **MARIA TRINIDAD NUNEZ** all my interests in the following land:

Land in Davidson County, Tennessee more fully described as follows:

Being Lot No. 821 on the Plan of Section Eight, Cherokee Hills of Record in Plat Book 3700 at Page 154, Register's Office of Davidson County, Tennessee to which reference is made.

Being the same property conveyed to Maria Trinidad Nunez by Warranty Deed from Jose Javier Batrez , an unmarried person and Reinaida G. Puentes, an unmarried person, dated October 11, 2019 and of record in Register of Deeds Office for Davidson County, Tennessee as Instrument No. 2019105-010510.

Being the same property conveyed to Jose Javier Batrez and wife, Reinaldo G. Puentes by Warranty Deed from Stephanie Rust, a single woman, dated 10/01/2004 and recorded 10/05/2004 as Document No. 20041005-0119578, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed by Maria Trinidad Nunez by Quitclaim Deed to Maria Trinidad Nunez, Alvaro Antonio Caceres Montenego, and Jesus Morales as tenants in common with right of survivorship of record as Instrument No. 20191121-0120201 and dated November 16. 2019.

Being the same property divested out of Alvaro Antonio Caceres Montenegro in a divorce order in the case of *Maria Trinidad Nunez Moreno v. Alvaro Antonio Caceres Montenegro* in the

Fourth Circuit Court of Davidson County, Tennessee under docket number 20D-1594. Maria Trinidad Nunez Moreno being one and the same person as Maria Trinidad Nunez.

This is Improved property, known as: 120 Denise Drive, Nashville, Antioch, Davidson County, Tennessee 37013.

Witness my/our hand(s) this 28th day of January, 2023.

Alvaro Antonio Caceres Montenegro

Alvaro Antonio Caceres Montenegro

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, a Notary Public of said County and State, **Alvaro Antonio Caceres Montenegro,** the 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 at Nashville (City), Tennessee, this 28th day of January 2023.

Suzanne M Alexander

Notary Public

My Commission Expires: 10-09-2024

