File #2022110521
This Instrument is prepared by:
Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Karen Johnson Davidson County
Batch# 1005682 DEEDQC
05/19/2023 04:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230519-0037944

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel:**
Adalberto Ajualip Tista Maria Elena Rodriguez De La Cruz 1524 Emerald Bay Boulevard Whites Creek, TN, 37189-9295	SAME	**049-12-0A-044.00**

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantee(s), and other consideration, the receipt of all of which is hereby acknowledged, **Adalberto Ajualip Tista** does hereby quitclaim and transfer to **Adalberto Ajualip Tista and Maria Elena Rodriguez De La Cruz,** husband and wife all of their rights, title and interest in the following parcel of real estate located in **Davidson County, Tennessee** and being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Prestwick Place of record in Instrument Number 20040723-0088164, 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 Adalberto Ajualip Tista, single man, by warranty deed from The Estate of Charles Clark, Jr. and Cherese Clark-Wilson and Lauryn Clark as the Heirs and beneficiaries of the Estate of Charles Clark Jr., of record in Instrument No. 20221205-0126515 Register's Office for Davidson County, Tennessee, dated 12/1/2022.

**** This instrument was prepared by information provided by the parties****

This is improved property known as: 1524 Emerald Bay Boulevard, Whites Creek, TN, 37189-9295.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 19th day of May, 2023.

In Witness Whereof, the undersigned has executed this Quitclaim Deed on this 19th day of May, 2023.

Adalberto Ajualip Tista

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Adalberto Ajualip Tista** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 19th day of May, 2023.

Notary Public

My Commission expires: 6/22/26

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me under oath this 19th day of May, 2023.

Notary Public

My Commission Expires: 6/22/26

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Tennessee Certification of Electronic Document

I, VANESSA E. ALLEN, 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 May 19, 2023 (date of document).

Affiant Signature

May 19, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

NOTARY'S SEAL

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 02-24-26

MY COMMISSION EXPIRES: