This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1015457 DEEDQC
06/15/2023 09:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230615-0045620

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Antonio Buruca** ("Grantor"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto Maria G. ~~Maria Barton~~, (Grantee), all of his rights, title, and interests in the following described real property, to Barton wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 2 ON THE PLAN OF SECOND REVISED PLAN, PHASE ONE, HERITAGE SQUARE, OF RECORD IN PLAT BOOK 5200, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Cash Deed for Tennessee of record at Instrument Number **20130425-0040910** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 9th day of **June, 2023.**

Antonio Buruca

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antonio Buruca**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **June, 2023.**

Jacqueline G Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of **June, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/26

PROPERTY ADDRESS:	**703 Heritage Square Dr** **Madison, TN 37115**
TAX PARCEL NO.:	042 07 0A 002.00
PROPERTY OWNER:	Maria G. Barton ~~Maria Barton~~
OWNER'S ADDRESS:	**703 Heritage Square Drive** **Madison, TN 37115**
MAIL TAX BILLS TO:	Maria G. Barton ~~Maria Barton~~ ~~703 Heritage Square Drive~~ ~~Madison, TN 37115~~ 177 Luna Dr. Nashville, TN, 37211

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 ~~April~~ June 9, 2023.

Affiant Signature

6/9/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of ~~April~~ June, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026