Karen Johnson Davidson County
Batch# 1039885 DEEDQC
08/18/2023 08:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230818-0064516

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Jose Domingo Ruiz Reina and Zuleyca de la Rosa Ureña 4220 Maxwell Road Antioch, TN 37013	New Owner	176-00-0-063.00

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 9 day of August, 2023.

Notary Public

My Commission Expires: 9-21-26
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jose Domingo Ruiz Reina, a married man**, hereinafter referred to as the Grantor, hereby quitclaims unto **Jose Domingo Ruiz Reina and Zuleyca de la Rosa Ureña, husband and wife**, hereinafter referred to as the Grantee, and Grantee's successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No 3, as show on the map entitled W E Sanders property (phase One) of record as Instrument No. 20000222-0016956, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a complete accurate description.

Tract 2: Beginning at a point on the north margin of Maxwell Road, the same being located at the southwest corner of the property conveyed to Eugene C. Rowlett, by deed of record in Book 3073, Page 51, R.O.D.C., Tennessee; thence with the north margin of Maxwell Road, North 86° West 375 feet to an iron pin; thence North 3° 30' East 290 feet to an iron pin; thence South 86° 30' East 375 feet to an iron pin; thence South 3° 30' West 290 feet to the beginning

LESS AND EXCEPT:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled W E Sanders property (phase One) of record as Instrument No. 20000222-0016956, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete accurate description.

Being the same property conveyed to Jose Domingo Ruiz Reina, a married man, by Warranty Deed from Robert Robinson, and wife, Connie Robinson, of record in Instrument No. 20230324-0021750, dated and recorded March 24, 2023.

Zuleyca de la Rosa Ureña joins in this conveyance for the express purpose of conveying all her right, title and interest to said property, marital or otherwise.

This is Improved property known as: **4220 Maxwell Road, Antioch, TN 37013.**

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed specifically for this conveyance and Momentum Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 9 day of August, 2023.

GRANTOR:

Jose Domingo Ruiz Reina

Zuleyca de la Rosa Ureña

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 Jose Dominga Ruiz Reina and Zuleyca de la Rosa Ureña, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 9 day of August, 2023.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9-21-26

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/9/23 (date of document).

Emma Howard

Affiant Signature

Date: 8/9/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of August, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

