Karen Johnson Davidson County
Batch# 1048639 DEEDQC
09/11/2023 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230911-0071283

THIS INSTRUMENT PREPARED BY: * Return to:
Stewart Title – Homeland Division
126 Kedron Parkway
Spring Hill, TN 37174
(615)599-9959

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN to before me, this the 7 day of September, 2023.

Notary Public
My Commission Expires: 5.14.25

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Cuauhtemoc Arellano Garcia<br>Mariana Sotelo Beltran<br>Eric Arellano Sotelo<br>7033 Bonnavent Drive<br>Hermitage, TN 37076 | NEW OWNER | 074-08-0-039 |
| | | |

## QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cuauhtemoc Arellano and Mariana Sotelo Beltran, husband and wife, and Eric Arellano Sotelo, unmarried** ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Cuauhtemoc Arellano Garcia and Mariana Sotelo Beltran, husband and wife, and Eric Arellano Sotelo, unmarried, all as tenants in common with right of survivorship** (Grantees"), their heirs and assigns, all of his right, title and interest in and to that certain real property in **Davidson County**, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 788 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to B. S. & R. Investments, a Tennessee general partnership by Warranty Deed from Ronnie R. Cantrell and wife, Melissa R. Cantrell, dated 06/10/1992, of record in Book 8649, Page 423, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cuauhtemoc Arellano and Mariana Sotelo Beltran, husband and wife, and Eric Arellano Sotelo, unmarried filed of record in Instrument No. _202309110071281_____, Register's Office for Davidson County, Tennessee.

**Cuauhtemoc Arellano and Cuauhtemoc Arellano Garcia are one in the same person.**

All information has been supplied by the parties involved. No title search has been performed and preparer takes no liability as to the accuracy of the information contained herein.

This is improved property known as 7033 Bonnavent Drive, Hermitage, TN 37076.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 7 day of September, 2023.

**GRANTOR(S):**

Cuauhtemoc Arellano Garcia
**Cuauhtemoc Arellano**

Eric Arellano-Sotelo
**Eric Arellano Sotelo**

Mariana Sotelo Beltran
**Mariana Sotelo Beltran**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Cuauhtemoc Arellano and Mariana Sotelo Beltran, Eric Arellano Sotelo**, the within named bargainor, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7 day of September, 2023.

Notary Public

My Commission Expires: 10/20/27

KANETHA COFFMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

**CERTIFICATE OF AUTHENTICITY**

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Sept. 7, 2023.

Affiant
Date: September 11, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11 day of September 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY