# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1057849 DEEDQC
10/04/2023 04:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231004-0078305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October, 2023

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

HARDWICK NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

**THIS INSTRUMENT WAS PREPARED BY (and return to):**
**Hunter, Hayes, Hinton & Lux, PLLC**
**1104 Fatherland St.**
**Nashville, TN 37206**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER(S) |
|---|---|---|
| **Trisha Cruz, Trustee of the Trisha Cruz Living Trust dated September 18, 2023** | **New Owner** | |
| (NAME) | (NAME) | **083-09-0-164.00** |
| **717 Groves Park Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37206** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

**TRISHA CRUZ, AN UNMARRIED WOMAN** ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

**TRISHA CRUZ, TRUSTEE OF THE TRISHA CRUZ LIVING TRUST DATED SEPTEMBER 18, 2023** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

**A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING PART OF LOTS NO.2 AND 3, ON THE PLAN OF E.S. PRIEST'S SUBDIVISION OF RECORD IN PLAT BOOK 161, PAGE 43, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF WOODLAND STREET, FORMERLY LINDSLEY AVENUE, 50.5 FEET EASTERLY FROM 13TH STREET, THE NORTHEAST CORNER OF LOT NO. 1 IN SAID SUBDIVISION; THENCE SOUTHWARDLY WITH THE DIVIDING LINE BETWEEN LOT NOS. 1 AND 2,186 FEET 8-1/2 INCHES TO AN ALLEY; THENCE EASTWARDLY WITH SAID ALLEY, 53.0 FEET; THENCE IN A NORTHERLY DIRECTION CROSSING THE DIVIDING LINE BETWEEN SAID LOT NOS. 2 AND 3 AT A POINT 53.0 FEET FROM WOODLAND STREET, IN ALL 193 FEET 5-1/2 INCHES, MORE OR LESS, TO WOODLAND STREET; THENCE WESTWARDLY WITH WOODLAND STREET, 49.5 FEET TO THE BEGINNING.**

**BEING THE SAME PROPERTY CONVEYED TO TRISHA CRUZ, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM MICHELLE L. SPEZIA AND JACOB THOMAS MURRY, WIFE AND HUSBAND, OF RECORD IN INSTRUMENT NUMBER 20210304-0028706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

***[Signatures to appear on the following page]***

*[Signature page of Quitclaim Deed]*

This is **improved** property known as: **1302 Woodland Street, Nashville, TN 37206**

Witness our hands this the 4th day of October, 2023.

**Trisha Cruz**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Trisha Cruz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of October, 2023.

Notary Public
My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Ryan Lux, 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 10/4/23.

Date

Affiant Signature

10/4/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2023.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)