QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF February 24.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — Expires 01-04-2027

Karen Johnson
Batch # 1099611
02/09/2024 11:36:44 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240209-0009208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

WNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Antonio Luis Cruz	**SAME AS NEW OWNERS**	
(NAME)	(NAME)	**070-02-0-014.00**
2724 Tucker Road,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HECTOR LUIS CRUZ, JR.**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ANTONIO LUIS CRUZ, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

See Attached Exhibit A

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2724 Tucker Road, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 2 day of Feb, 2024.

Hector Luis Cruz, Jr.

STATE OF Florida
COUNTY OF Volusia

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

Witness my hand and official seal, this the 2nd of February, 2024.

Notary Public Mary Inoa-Cedeno
My Commission Expires: 12-12-2025
(SEAL)

Mary Inoa-Cedeno
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 201767
My Commission Expires Dec. 12, 2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 3 on the Plan of Sarah McIntosh Subdivision of the Hamilton Lands of record in Plat Book 332, Page 71, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of Old Hamilton Road at the corner of Lots No. 2 and 3; thence with the line between said two lots North 67-1/2 degrees East 706.5 feet to the center line of an unarmed 40 foot road; thence with said center line Northwardly 119 feet; thence Westwardly 706.5 feet, more or less, to the center line of Old Hamilton Road; thence with said center line South 22-1/2 degrees East 159 feet to the beginning.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book 20240209, Page 0009205 or Instrument No. 20240209-0009206, Register's Office for said County.

Map and Parcel:
070-02-0-014.00