Karen Johnson Davidson County
Batch# 1104421 DEEDQC
02/26/2024 09:33:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240226-0012814

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 110** **HENDERSONVILLE, TN 37075** FILE 2099009	STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26 DAY OF February 2024 NOTARY PUBLIC MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Cristina Alamo	Same as new owner	050070A13900CO
(NAME)	(NAME)	
4409 Skyridge Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCOTT ALAMO**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **CRISTINA ALAMO,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139, on the plan of FINAL PLAT SKYRIDGE (FORMERLY MULBERRY DOWNS PUD NO. 88P-056G0) SUBDIVISON PHASE 3, as shown on plat of record in Instrument 20230303-0015355, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cristina Alamo and Scott Alamo, wife and husband by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated November 13, 2023 and recorded in Instrument No. 20231114-0088602, Register's Office for Davidson County, Tennessee.

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

This is **improved** property known as **4409 Skyridge Drive, Nashville, TN 37207.**

WITNESS my/our hand(s) this 27th day of January, 2024.

SCOTT ALAMO

STATE OF Colorado
COUNTY OF El Paso

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SCOTT ALAMO,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 27th day of January 2024.

Notary Public

My Commission Expires: 04/13/2024

Murali K Bandreddi
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20204013507
MY COMMISSION EXPIRES 04/13/2024

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am 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 the law on 1-27-24.

AFFIANT

DATE: 2-26-2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 26th day of February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027