PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067
File No. 28253

Karen Johnson Davidson County
Batch # 1136171 DEEDQC
05/17/2024 08:27:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240517-0036574

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 14th day of May, 2024.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Rita Ruelas 6116 Stonehaven Drive Nashville, TN 37215	Same as New Owner	15807003600

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jacqueline Ruelas,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Rita Ruelas,** (hereinafter referred to as "**GRANTEE**") her Heirs and Assigns, in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 603, on the Plan of Section 13, Hillsboro Park as of record in Book 4175, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same of the property conveyed to Rita Ruelas, a married woman and Jacqueline Ruelas, an unmarried woman, joint tenants with right of survivorship, by Warranty Deed from Michael J. Ranallo and Anne Brooks Ranallo, husband and wife, dated April 29, 2021, of record in Instrument No. 20210504-0059729, Register's Office for Davidson County, Tennessee.

This is improved property located at 6116 Stonehaven Drive, Nashville, TN 37215.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 9 day of May, 2024.

Jacqueline Ruelas

STATE OF _____
COUNTY OF _____

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

Witness my hand and official seal at _____(city), _____(state), this ___ day of _____, 2024.

See Attached

Notary Public

My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura }

On May 9, 2024 (Date) before me, Jorge Mancilla, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Jacqueline Rueras (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JORGE MANCILLA JR.
Notary Public - California
Ventura County
Commission # 2487171
My Comm. Expires Apr 16, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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