Karen Johnson Davidson County
Batch# 1143734 DEEDQC
06/05/2024 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240605-0042114

PREPARED BY:
Waterstone Title, Inc.
David Marttala
1608 Williams Drive, #103
Murfreesboro, TN 37129

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~) Davidson
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
Sergio Cervantes Cervantes
4912 Algonquin Trail
Antioch, TN 37013

SEND TAX BILLS TO:

Same as New Owner X

Subscribed and sworn to before me this 30th day of May, 2024.

Notary Public
My Commission Expires: 10/04/2027

Map/Parcel:
162-03-0-233.00

4912 Algonquin Trail
Antioch, TN 37013

RUSSELL NORMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Sergio Cervantes and wife, Maria Cervantes,** has/have/its this day bargained and sold and hereby conveys and quitclaims, unto their son, **Sergio Cervantes Cervantes, an unmarried man,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 6, HAYWOOD HILLS, Section One, as appearing of record in Plat Book 4460, Page 156, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Sergio Cervantes and wife, Maria Cervantes by Warranty Deed from Ramon Charles dated 9/27/2002 and filed for record in Instrument No. 20021004-0121147, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 30th day of May, 2024.

Sergio Cervantes Lucio
Sergio Cervantes

Maria Cervantes

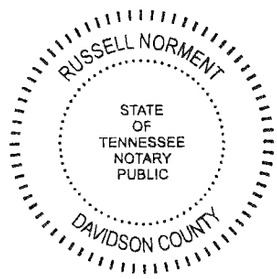
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Sergio Cervantes and Maria Cervantes**, 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 30th day of May, 2024.

Russell Norment
NOTARY PUBLIC

My Commission Expires: 10/04/2027



Tennessee Certification of Electronic Document

I, Tammy McCauley, 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 5-30-24 (date of document).

Affiant Signature

6-5-2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-2026

NOTARY'S SEAL

