QUITCLAIM DEED

Karen Johnson
Batch # 1180884
09/12/2024 11:06:33 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240912-0070401

AJ-QCD-24-7446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maria Guadalupe Cruz Nieves	**New Owner**	**01500018500**
(NAME)	(NAME)	
7446 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Joelton, TN, 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARIA GUADALUPE CRUZ NIEVES AND FERNANDO RAMIREZ MEDRANO ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MARIA GUADALUPE CRUZ NIEVES ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 4 OF A DIVISION PLAN PREPARED BY BRUCE RAINEY & ASSOCIATES DATED OCTOBER 28, 1980, AND REVISED NOVEMBER 20, 1980, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY MARGIN OF WHITES CREEK PIKE, THENCE SOUTH 84 DEGREES 03 MINUTES 57 SECONDS EAST 942.14 FEET TO A POINT; THENCE SOUTH 4 DEGREES 28 MINUTES WEST 120 FEET TO A POINT; THENCE NORTH 84 DEGREES 03 MINUTES 57 SECONDS WEST 939.08 FEET TO A POINT IN THE EASTERLY MARGIN OF WHITES CREEK PIKE; THENCE WITH SAID MARGIN NORTH 4 DEGREES 28 MINUTES 23 SECONDS EAST 120 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.59 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MARIA GUADALUPE CRUZ NIEVES AND FERNANDO RAMIREZ MEDRANO, BY WARRANTY DEED, FROM DANIEL B. OLDHAM, SUBSTITUTE TRUSTEE OF THE 7446 WHITES CREEK PIKE LAND TRUST, OF RECORD IN INSTRUMENT NO. 20220128-0010249, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **7446 Whites Creek Pike, Joelton, TN, 37080.**

Witness our hands this the 9th day of September, 2024.

MARIA GUADALUPE CRUZ NIEVES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARIA GUADALUPE CRUZ NIEVES,** 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 9th day of September, 2024.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

FERNANDO RAMIREZ MEDRANO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FERNANDO RAMIREZ MEDRANO,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of September, 2024.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON