Prepared by/Return to:
Mark B. Leedom, Esq.
636 Grassmere Park Drive Suite 130B
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2024.

Notary Public

My commission expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Karen Johnson
Batch # 1181836
09/16/2024 11:18:31 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240916-0071250

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Flor de Maria Quinones Ruiz	**New Owner**	**15005023500**
2932 Mossdale Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MANUELA RUIZ-ACHILA, GRANTOR(S)", by these presents, does hereby quitclaim and convey unto FLOR DE MARIA QUINONES RUIZ, GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 279 on the plan of Cherry Hills, Section 5, of record in Plat Book 4300, Page 156, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Manuela Ruiz-Achila by Warranty Deed from Sheri Prosser dated 12/28/10 of record in Instrument No. 20110106-0001784, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

Legal description taken from prior deed of record.

By way of recital, the property described herein is improved property bearing the street address of 2932 Mossdale Drive, Antioch, TN 37013.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 12th day of September, 2024.

Manuela Ruiz Achila
MANUELA RUIZ-ACHILA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Manuela Ruiz-Achila, 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 at office this 12th day of September, 2024.

My commission expires: 7/7/25

NOTARY PUBLIC

