Karen Johnson
Batch # 1191047
10/08/2024 11:56:21 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20241008-0078084

This instrument prepared by:
M Todd Cathey, Attorney
104 Cherokee Road
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Diana Carolina Lopez Cuevas	Same as owners	053-09-0A-013.00-CO
1432 East Cedar Lane		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Daniel Lopez Cuevas, a single man** , the grantor herein, does hereby Quitclaim and convey unto the said **Diana Carolina Lopez Cuevas, a single woman,** the Grantee herein, his/her/their successors, heirs and assigns, all of his/her/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Being Unit Number 1432 of Neely's Bend Villas of record in Book 5200, Page 262, Register's Office for Davidson County, Tennessee, as more particularly described in the Master Deed of record in Book 5625, Page 1, as amended in Book 6119, Page 322 and Book 10268, Page 492, Register's Office for Davidson County, Tennessee, with all the fixtures, appliances, wall coverings, carpets, or other improvements therein and an undivided interest in the general and limited common elements appurtenant thereof.

Being the same property conveyed to Diana Carolina Lopez Cuevas, Single Woman and Alfonso Lopez Rodriguez and Ana Cuevas Granados, Husband and Wife and Daniel Lopez Cuevas, a Single man, as joint tenants, by Warranty Deed from Opendoor Property Trust I, a Delaware statutory trust dated 04/01/2022 and filed for record 04/07/2022 of record in Instrument No. 20220407-0040351, Register's Office for Sumner County, Tennessee.

Being the same property conveyed to Daniel Lopez Cuevas, a Single Man by Quitclaim Deed from Diana Carolina Lopez Cuevas, single woman and Alfonso Lopez Rodriguez and Ana Cuevas Cranados, Husband and wife, dated 3/28/224, filed for record 4/4/224 of record in Instrument #20240404-0023696, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is improved property known as 1432 East Cedar Lane, Madison TN 37115

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 2nd day of October, 2024.

Daniel Lopez Cuevas
Affiant

My commission expires: 2/29/28

Notary Public

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

WITNESS, the said Grantor hereunder set its hand and seal this 2nd day of October, 2024

Daniel Lopez Cuevas
Daniel Lopez Cuevas

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named Daniel Lopez Cuevas, 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 2nd day of October, 2024.

Notary Public

My Commission Expires 2/29/28

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires