This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1198729 DEEDQC
10/30/2024 12:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241030-0083586

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Marcia Escobar
Affiant Signature

Subscribed and sworn to before me on this the 28 day of OCT, 2024.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Jorge L. Cruz Caro and Mariely Gonzales
415 Port Drive
Madison, TN 37115

SEND TAX BILLS TO:
Jorge L. Cruz Caro and Mariely Gonzales
415 Port Drive
Madison, TN 37115

MAP AND PARCEL NUMBER: 05102003200

QUITCLAIM DEED

24NT00913

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Jorge L. Cruz Caro, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Jorge L Cruz Caro and Mariely Gonzales, Tenants in Common with Rights of Survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **Davidson COUNTY,** Tennessee, described as follows, to wit:

TRACT NUMBER 5 ON THE UNRECORDED PLAN OF THE GAMMEL PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO-WIT: BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF PORT DRIVE AT THE NORTHWEST CORNER OF TRACT NUMBER 4 CONVEYED TO THE TRUSTEES OF BIBLE MISSIONARY CHURCH, BY DEED FROM ZEKE C. GAMMEL AND WIFE, OF RECORD IN BOOK 3612, PAGE 181, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE SOUTHEASTERLY MARGIN OF SAID DRIVE, NORTH 24 DEGREES 02 MINUTES EAST (CALL NORTHEASTWARDLY IN PRIOR DEEDS) 100 FEET TO THE SOUTHWEST CORNER OF TRACT NUMBER 6 CONVEYED TO BEULAH KNIGHT WATROUS, BY DEED FROM ZEKE C. GAMMEL, OF RECORD IN BOOK 3569, PAGE 461, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID WATROUS'S SOUTHERN BOUNDARY LINE SOUTH 66 DEGREES 55 MINUTES EAST 477.8 FEET; THENCE SOUTH 03 DEGREES 23 MINUTES WEST 101.7 FEET; THENCE NORTH 88 DEGREES 44 MINUTES WEST 174.9 FEET TO SAID CHURCH'S EASTERN CORNER; THENCE WITH SAID CHURCH'S LINE NORTH 57 DEGREES 06 MINUTES WEST 356.6 FEET TO THE BEGINNING.

Being the same property conveyed to Jorge L. Cruz Caro, an unmarried man from Hector M. Sando, unmarried, by Warranty Deed dated 04/26/2016 and recorded 04/28/2016 in Instrument No. 20160428-0041382, Register's Office of said County.

This is an improved property commonly known as: 415 Port Dr, Madison, TN 37115-3426

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28 day of October, 2024.

Jorge L. Cruz Caro

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jorge L. Cruz Caro**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of October, 2024

Notary Public

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 7 / 3 / 28.

Mariely Gonzalez

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Mariely Gonzalez**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of October, 2024

Notary Public

My Commission expires: 7 / 3 / 28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 10-28-2024 (date of document).

Affiant Signature

10-28-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th of October, 2024.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26