QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES

CORTLYN STOKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

Karen Johnson
Batch # 1248350
03/20/2025 08 51 09 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250320-0020169

JM-BMR-23-412

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Guadalupe B. Romero Recinos, unmarried	**SAME AS NEW OWNER**	
(NAME) **412 Larkin Springs Road,**	(NAME)	**052-03-0-200.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUIS O. ROMERO RECINOS, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GUADALUPE B. ROMERO RECINOS, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit·

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat Subdivision of The Michael E. Barnes Property at 424 Larkin Springs Road of record in Plat at Instrument No 20211012-0136756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis O Romero Recinos, unmarried and Guadalupe B Romero Recinos, unmarried, as Tenants in Common with Right of Survivorship by Warranty Deed from Marcelo Lemus, married and Stacy Smith, single of record in Instrument No. 20230915-0072537, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as· **412 Larkin Springs Road, Madison, Tennessee 37115**

Witness my/our hand(s) this the 13 day of March, 2025.

Luis O. Romero Recinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUIS O ROMERO RECINOS, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of March, 2025.

Notary Public
My Commission Expires. _____
(SEAL)

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

