Karen Johnson Davidson County
Batch# 1249333 DEEDQC
03/24/2025 08:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250324-0021611

QUITCLAIM DEED

MARY KATHRYNE LAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CRISTOPHER GARRIDO, GEORGINA REINOSO, AND GEORGE ANGEL REINOSO NUNE	**CRISTOPHER GARRIDO, GEORGINA REINOSO, AND GEORGE ANGEL REINOSO NUNE**	
(NAME) **601 Old Hickory Boulevard Unit 41**	(NAME) **601 Old Hickory Boulevard Unit 41**	**171 03 0B 235.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **GEORGE REINOSO, A MARRIED MAN AND GEORGINA REINOSO, A MARRIED WOMAN,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **CRISTOPHER GARRIDO AND GEORGINA REINOSO, HUSBAND AND WIFE, AND GEORGE ANGEL REINOSO NUNE, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE TWO, SECTION SIX, TOWNHOMES OF FREDERICKSBURG A RESIDENTIAL P.U.D., OF RECORD IN PLAT BOOK 9700, PAGE 953 & 954, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GEORGE REINOSO, A MARRIED MAN AND GEORGINA REINOSO, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM KORBIN ANDREW KNOCH, EXECUTOR OF THE ESTATE OF ELIZABETH ANN KNOCH, AND KORBIN A. KNOCH, INDIVIDUALLY AND AS A BENEFICIARY AND HEIR-AT-LAW OF THE ESTATE OF ELIZABETH ANN KNOCH, AND KERMIT A. KNOCH, INDIVIDUALLY AND AS A BENEFICIARY AND HEIR-AT-LAW OF THE ESTATE OF ELIZABETH ANN KNOCH, AND JOHN F. KNOCH, INDIVIDUALLY AND AS A BENEFICIARY AND HEIR-AT-LAW OF THE ESTATE OF ELIZABETH ANN KNOCH, AND JERRY K. KNOCH, INDIVIDUALLY AND AS A BENEFICIARY AND HEIR-AT-LAW OF THE ESTATE OF ELIZABETH ANN KNOCH, OF RECORD IN INSTRUMENT NO. 20221007-0110878, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 29, 2022 AND RECORDED ON OCTOBER 07, 2022.

*** The subject property was never used as the principal residence of George Reinoso nor his spouse.**

This is Improved Property commonly known as: 601 Old Hickory Boulevard Unit 41, Brentwood, TN 37027.

George Reinoso is one and the same person as George Angel Reinoso Nune.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the 21st day of March 2025.

George Reinoso

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George Reinoso, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 21st day of March, 2025.

Notary Public at Large

My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Witness my hand this the 21st day of March 2025.

Georgina Reinoso

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Georgina Reinoso, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 21st day of March, 2025.

Notary Public at Large

My commission expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Tennessee Certification of Electronic Document

I, Kelly Dorsey, 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 3-21-25 (date of document).

Affiant Signature

3-21-25

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202503240021611