QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1272355 DEEDQC
05/13/2025 10:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250513-0037501

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 8TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rafael Pulido	**Same as New Owner**	
(NAME)	(NAME)	**060 07 0 143.00**
2917 Lyndale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **EDWIN T. HOLT AND GREGORIA CORNEJO CRUZ(A.K.A GREGGORIA C. HOLT), HUSBAND AND WIFE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RAFAEL PULIDO, AN UNMARRIED MAN** 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:

Being Lot No. 128 on the on the Plan of Section Four, Hillhurst Acres, of record in Plat Book 2331, Page 136, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Edwin T. Holt and Greggoria C. Holt, husband and wife, by Warranty Deed, from Henry Duff Sr. and Juanita Duff, husband and wife, on December 12, 2014, of record in Instrument No. 20141217-0115308, Register's Office for Davidson County, Tennessee. The aforementioned deed contained a scrivener's error by misspelling Gregoria as Greggoria.

Futhermore, the proir deed of record erroneously referred to Gregoria Cornejo Cruz as Greggoria C. Holt. Gregoria Cornejo Cruz never legally changed her name from Gregoria Cornejo Cruz to Gregoria C. Holt. Gregoria Cornejo Cruz, Greggoria Cruz, Greggoria C. Holt, and Greggoria C. Holt are one and the same person.

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: **2917 Lyndale Drive, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 8th day of May, 2025.

Edwin T. Holt

Edwin T. Holt

Gregoria Cornejo Cruz

Gregoria Cornejo Cruz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWIN T. HOLT, 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 8th day of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORIA CORNEJO CRUZ, 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 8th day of May, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212