****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Sidwell, Barrett, Gore & Reynolds, PC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TN
COUNTY OF Williamson

ADDRESS OF NEW OWNER:
Haydee Cruz Torralba
Daisy Cruz Torralba
5316 Hickory Park Drive
Antioch, TN 37013

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 13 day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 1-21-29

Map/Parcel:
162160005.00

Karen Johnson Davidson County
Batch# 1284462 DEEDQC
06/13/2025 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250613-0046434

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Jose Alberto Cruz Cruz and Beatriz Santos Torralba, husband and wife**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **Haydee Cruz Torralba, a single woman and Daisy Cruz Torralba, a single woman, as tenants in common with right of survivorship,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Bell Trace Subdivision, Section 1 of record in Plat Book 5210, Page 36, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jose Alberto Cruz Cruz and Beatriz Santos Torralba, husband and wife by Deed from Greg Timothy Watson, husband and wife Sunita Ray Watson, of record in Instrument # 20151007-0102175, Register's Office for Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 12 day of June, 2025.

Jose Alberto Cruz Cruz

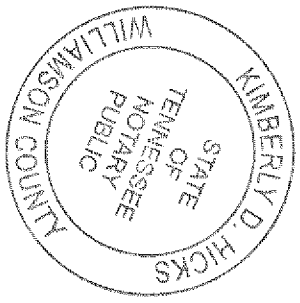
Beatriz Torralba S.
Beatriz Santos Torralba

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State mentioned, personally appeared Jose Alberto Cruz Cruz and Beatriz Santos Torralba, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 12 day of June, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 12 day of June, 2025.

K. Thomas Sidwell
Date: 6-12-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 12 day of June, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

