Karen Johnson Davidson County
Batch# 1300756 DEEDQC
07/22/2025 02:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250722-0057966

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 22 day of July, 2025. Notary Public My commission expires: 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth Aldaba Andrade	**NEW OWNER**	**149150A25200CO**
1633 Bridgecrest Dr., Unit 2		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Maria Elizabeth Aldaba Rincon, unmarried,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Elizabeth Aldaba Andrade** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 319 on the plan of Final Subdivision Plat of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record in Instrument No. 20010628-0068483, amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular descripton.

Being the same property conveyed to Maria Elizabeth Aldaba Rincon by Special Warranty Deed from Progress Residential Borrower 4, LLC dated July 10, 2025, of record in Instrument No. 20250711-0054536, Register's Office for Davidson County, Tennessee. By order entered June 26, 2025 in the United States District Court for the Middle District of Tennessee, in re: Citizenship Petition of Maria Elizabeth Aldaba Rincon, Maria Elizabeth Aldaba Rincon formally changed her name to Elizabeth Aldaba Andrade.

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This is improved property commonly known as 380 Buck Graves Rd., Westmoreland, TN 37186.

WITNESS my/our hands this 21st day of July, 2025.

Maria Elizabeth Aldaba Rincon

Maria Elizabeth Aldaba Rincon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Maria Elizabeth Aldaba Rincon,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 21st day of July, 2025.

My commission expires: 5/8/29

NOTARY PUBLIC

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Jennifer Russell, 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 7/21/2025
Date

Jennifer Russell
Affiant Signature

7/22/2025
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 22 day of July, 2025.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.