This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-9116-CC

Karen Johnson Davidson County
Batch# 1311092 DEEDQC
08/18/2025 07:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250818-0065350

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 12th day of August, 2025.

Notary Public
My Commission Expires: 1/4/2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cristobal Ruiz 1229 Cheyenne Ct. Madison, TN 37115	New Owner	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Herbert John Erlenbach, unmarried,** ("Grantor") do/does hereby quitclaim and convey unto **Cristobal Ruiz, unmarried** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Situate in the Nineteenth (19th) Civil District oi' Davidson County, Tennessee and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Sequoia Valley Subdivision, Section 3, as shown by a map of record in Plat Book 4460, Page 83, in the Register's of Deeds Office.

Being the same property conveyed to Herbert John Erlenbach, unmarried and Cristobal Ruiz, unmarried by Warranty Deed from Herbert John Erlenbach, a single man of record in Instrument No. 20220324-0033750, Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on March 24, 2022.

This is improved property located at: **1229 Cheyenne Ct, Madison, TN 37115**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of August, 2025.

GRANTOR:

Herbert John Erlenbach

Herbert John Erlenbach

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Herbert John Erlenbach, the within named bargainor(s), 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, ~~2025~~ Sep 2025

Notary Public

My Commission expires: 02/15/2028

ANTHONY C PACHECO
Notary Public - State of Florida
Commission # HH 493277
My Comm. Expires Feb 15, 2028

QUITCLAIM DEED

File No.: 1-9116-CC

I, Kirsten Virden, 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 8/12/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 8/15/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of August, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

