Karen Johnson Davidson County
Batch# 1390702 DEEDQC
03/10/2026 10:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260310-0018948

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Elias Miguel Cruz Cano
2968 Mossdale Dr.
Antioch, TN 37013

Send Tax Bill to:
New Owner

Map-Parcel Number:
150-06-0 003.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2026.

Notary Public

My Commission Expires:
6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ELIAS MIGUEL CRUZ CANO AND FATMA VANESSA ULLOA CHAVEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ELIAS MIGUEL CRUZ CANO, UNMARRIED AND FATMA VANESSA ULLOA CHAVEZ, UNMARRIED,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 2968 Mossdale Dr., Antioch, TN 37013.

E.C

F.U

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of March, 2026.

Elias Miguel Cruz Cano

Fatima Vanessa Ulloa Chavez

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elias Miguel Cruz Cano and Fatima Vanessa Ulloa Chavez**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of March, 2026.

My commission expires: 4/17/29

Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

Exhibit A

Land in Davidson County, Tennessee, being Lot 347, as shown on the map entitled the Plan of Cherry Hills, Section VII, of record in Book 4660, page 49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elias Miguel Cruz Cano and Fatima Vanessa Ulloa Chavez, Husband and Wife, by Warranty deed dated 8/22/2023, from Leonardo Moreno Garcia, an unmarried man, of record in Instrument No. 20230823-0065813, Register's Office for said County.

E.C

f.U

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 03/02/2026 (date of document).

Affiant Signature

3/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202603100018948