QUIT CLAIM DEED

Davidson County DEEDQC
Recvd: 05/23/13 15:57 4 pgs
Fees:22.00 Taxes:0.00
20130523-0052483

Return to:

RELS SETTLEMENT SERVICES
6 CAMPUS CIRCLE SUITE 430
WESTLAKE TX 76262
FILE NO. 0357377399

STATE OF TEXAS
COUNTY OF TARRANT
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 10.00

Amanda Ballinger
Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 23rd DAY OF May, 2013.

MELISSA NETTLES
Notary Public, State of Texas
My Commission Expires
September 21, 2016

Melissa Nettles
Notary Public

MY COMMISON EXPIRES: 9-21-2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kristin Ginter – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THERESA M. GARCIA		
612 DUTCHMANS DRIVE	SAME	075-D7-0-128.00
HERMITAGE, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FERNANDO GARCIA, UNMARRIED, AND THERESA M. GARCIA, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **THERESA M. GARCIA, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 203 ON THE PLAN OF HIGHLANDS OF TULIP GROVE, SECTION I, OF RECORD IN PLAT BOOK 4675, PAGE 26, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 4793, PAGE 157, BOOK 4849, PAGE 767, BOOK 4880, PAGE 375, BOOK 5028, PAGE 357 AND IN BOOK 5089, PAGE 592, SAID REGISTER'S OFFICE.

Being the same premises conveyed to Grantor by Deed dated 12/2/2005, and recorded 12/6/2005, as Instrument No.20051206-0146645, in the Davidson County records, State of Tennessee.

Property known as, 612 DUTCHMANS DRIVE, HERMITAGE, TN 37076

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

Witness my hand this 23rd day of April, 2013.

FERNANDO GARCIA

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Susan Kay Stringfield of the state and county mentioned, personally appeared Fernando Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **FERNANDO GARCIA,** the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal this 23rd day of April, 2013

Susan Kay Stringfield
Notary Public
Printed Name: Susan Kay Stringfield
My Commission Expires: 4/15/2015

SUSAN KAY STRINGFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN

Witness my hand this _____ day of _____, 20___.

Theresa M. Garcia

THERESA M. GARCIA

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, ~~Theresa M. Garcia~~ Margaret Mathews, of the state and county mentioned, personally appeared ~~Margaret Mathews~~ Theresa M. Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of **THERESA M. GARCIA,** the within named bargainer, a corporation, and that such president or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and official seal this 25th day of April, 2013

MARGARET MATHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 7, 2014

Margaret Mathews
Notary Public
Printed Name: Margaret Mathews
My Commission Expires 7-7-2014

File No.: 198113215513

EXHIBIT "A"

The following described real property located in County of Davidson, State of Tennessee; being more particularly described as follows:

BEING Lot No. 203 on the Plan of Highlands of Tulip Grove, Section I, of record in Plat Book 4675, page 26, Register's Office of Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate description thereof.

Subject to Restrictions of record in Book 4793, Page 157, Book 4849, Page 767, Book 4880, Page 375, Book 5028, Page 357 and in Book 5089, Page 592, said Register's Office.

Being the same property conveyed to Fernando Garcia and Theresa M. Garcia by deed from Donald Kohanski and Margaret Sue Kohanski dated December 2,2005 filed December 6,2005 and recorded as Instrument No. 20051206-0146645 in the Register's Office of Davidson County, Tennessee.

Property Address: 612 DUTCHMANS DRIVE, HERMITAGE, TN 37076

APN: 075-D7-0-128.00