QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans: T20150004604 DEEDQC
Recvd: 01/20/15 12:02 2 pgs
Fees: 12.00 Taxes: 0.00
20150120-0005387

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 5th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Javier Mendoza Garcia	Javier Mendoza Garcia	08304028600
(NAME)	(NAME)	
1415 Preston Drive	1415 Preston Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Erika Cameron Garcia, married**, hereinafter called the Grantor(s), has quitclaimed unto **Javier Mendoza Garcia, married**, hereinafter called the Grantee(s), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:,

Land in located in Davidson County, Tennessee, being all of Lot No. 1, Resubdivision of Lot No.3 on the Plan of Rosebank Park, of record in Plat Book 6200, Page 453, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Javier Mendoza Garcia and Erika Cameron Garcia, husband and wife, by Warranty Deed from Lavonda Miller, unmarried, dated January 5, 2015, of record in Instrument No. 20150105-0001026, in the Register's Office of Davidson County, Tennessee.

All matters shown on the plat of recorded in Plat Book 6200, Page 453, Register's Office of Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1415 Preston Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 5th day of January, 2015.

Erika Cameron Garcia

Erika Cameron Garcia

State of Tennessee
County of Rutherford

Personally appeared before me Erika Cameron Garcia, married, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of January 2015

Rena DeGennaro

Notary Public
My Commission Expires: 8/22/16

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

RENA DeGENNARO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD