ADDRESS NEW OWNERS AND
SEND TAX BILLS:
Jose Garcia and
Anita Garcia
545 Bismark Dr
Nashville TN 37210

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
95 - 14 - 1.00

QUITCLAIM DEED

This instrument is made and entered into this the 1 day of Aug, 2015, by and between **SERGIO GARCIA, unmarried, and JOSE GARCIA, unmarried,** GRANTORS, and **JOSE GARCIA and ANITA GARCIA, GRANTEES.**

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTORS hereby convey, transfer, remise, release, relinquish and quitclaim to GRANTEES, their heirs, successors and assigns all of GRANTORS' right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 171 on the Plan of Elm Hill Acres, Section 4, of record in Book 2331, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Sergio Garcia, unmarried, and Jose Garcia, unmarried, by deed of record in Book 11160, Page 265, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 545 Bismark Drive, Nashville, Tennessee 37210.

Executed on the date first above written.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20150100557 DEEDQC
Recvd: 11/25/15 13:58 2 pgs
Fees:12.00 Taxes:0.00
20151125-0119830

Sergio Garcia

SERGIO GARCIA

JOSE GARCIA

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, **SERGIO GARCIA,** the within named bargainor 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 seal at office this 1 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 2/27/19

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public of said county and state, **JOSE GARCIA,** the within named bargainor 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 seal at office this 1 day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 2/27/19

STATE OF Tenn
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Jose Garcia Andrade
Jose Garcia and Anita Garcia
AFFIANT

Subscribed and sworn to before me, this the 19 day of ~~August~~ November, 2015.

NOTARY PUBLIC

My Commission Expires: 3/6/2018

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989