AHA Courtesy Rec

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF FEBRUARY, 2017.

Notary Public

COMMISSION EXPIRES: (AFFIX SEAL)

JUSTINA WYDRA
NOTARY PUBLIC-STATE OF NEW YORK
RICHMOND COUNTY
LIC. #01WY6207596
COMM. EXP. 08/16/2017

Davidson County DEEDQC
Recvd: 02/23/17 10:50 2 pgs
Fees:12.00 Taxes:0.00
20170223-0018166

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Carlos Garcia (Name)	Carlos Garcia	162-10-0-176.00
644 Craigville Rd. Chester, NY 10918	644 Craigville Rd. Chester NY, 10918	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, Carlos R. Garcia, * hereinafter referred to as Grantor, hereby quitclaim to Carlos Garcia, ** hereinafter referred to as Grantee, his heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

* named
** named

Land in Davidson County, Tennessee, being Lot No. 181, as shown on the map entitled the Plan of Brook View Estates, Section 2, of record in Plat Book 4460, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal descripton.

This property is commonly known as 624 Roxanne Drive, Antioch, TN 37013

Being the same property conveyed to Carlos R. Garcia, a married man, by deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION AKA FANNIE MAE, Instrument No. 20080728-0076635, said Register's Office.

Note that Grantor, Carlos R. Garcia, is the father of Grantee, Carlos Garcia, and although both parties share the same name, are not one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or similar statute.

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

IN WITNESS WHEREOF, the said Carlos R. Garcia has hereunto set his signature, on this, the 7th th day of February, 2017.

Carlos R. Garcia

STATE OF ~~TENNESSEE~~ New York

COUNTY OF Richmond.

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state Carlos R. Garcia. the within named bargainor (Grantor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of February, 2017.

Notary Public

My Commission Expires:

(SEAL)

JUSTINA WYDRA
NOTARY PUBLIC STATE OF NEW YORK
RICHMOND COUNTY
LIC. #01WY6207596
COMM. EXP. 08/11/2017.

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY