Return to: Waterstone Title
1608 Williams Dr. Ste 103
Murfreesboro, TN 37129

BILL GARRETT, Davidson County
Trans:T20170059158 DEEDQC
Recvd: 07/11/17 10:36 2 pgs
Fees:12.00 Taxes:0.00
20170711-0069588

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of April, 2017.

NOTARY PUBLIC
My Commission Expires: 11/6/17

NEAL LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Javier Garcia and Erika Garcia
1214 Dell Rose Drive
Bell Buckle, TN 37020

SEND TAX BILLS TO:
New Owner

Map & Parcel: 072-04-0-177.00

QUITCLAIM DEED

In consideration of $10.00, other good and valuable consideration, and for the express purpose of adding Erika Garcia to title, **Javier Garcia,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Javier Garcia and wife, Erika Garcia,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 and that part of the Westerly 11 feet 6 inches of Lot No. 6 lying immediately in the rear of Lot 5 of Block "A" on the Plan of Inglewood Terrace, as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 and that part of Lot No. 6 front together 80 feet on the Northeasterly side of Little Avenue, now Norvell Avenue and run back between parallel lines, along the Northwesterly margin of Golf Street 148 feet 6 inches to a dead line, save and except a small triangle taken from the Southwesterly corner of said lot for the curve of Golf Street into Little Avenue, now Norvell Avenue.

Being the same property conveyed to Javier Garcia, married, from Regina O'Connell, by Warranty Deed, of record in Instrument No. 20170411-0035332, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 1525 Norvel Avenue, Nashville, TN 37216.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 12th day of April, 2017.

Javier Garcia

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jarvier Garcia, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of April, 2017.

Notary Public

NEAL LAMPLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/17