Bill Garrett Davidson County
Batch# 11878 DEEDQC
10/11/2017 03:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171011-0104465

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

***INFORMATION FURNISHED BY THE PARTIES, NO TITLE SEARCH WAS PERFORMED***

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Carlos Gonzales and wife, Maria Donaciana Ruiz Campos** ("Grantor"), husband and wife, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Dioselina Almazan, unmarried, and Alma D. Garcia, unmarried,** (Grantee), all of his/their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 351, as shown on the Final Plat of Monte Carlo Estates, Section 1, of record in Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20150730-0075106, in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6 day of **October, 2017.**

carlos gonzalez
**Carlos Gonzales**

maria Donaciana Ruiz Campos
**Maria Donaciana Ruiz Campos**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Carlos Gonzales and Maria Donaciana Ruiz Campos** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6 day of **October, 2017.**

NOTARY PUBLIC

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

MY COMMISSION EXPIRES: _____

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 6 day of **October, 2017.**

NOTARY PUBLIC

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

MY COMMISSION EXPIRES: _____

| | |
|---|---|
| PROPERTY ADDRESS: | **234 Cedarview Dr.**<br>**Antioch, TN 37013** |
| TAX PARCEL NO.: | 17301006700 |
| PROPERTY OWNER: | **Dioselina Almazan, and Alma D. Garcia** |
| OWNER'S ADDRESS: | **234 Cedarview Dr.**<br>**Antioch, TN 37013** |
| MAIL TAX BILLS TO: | **Owners at owner's address** |

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019