(3)

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 52903 DEEDQC
01/30/2018 10:19:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180130-0009328

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of Jan 2018

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mayra Garcia (NAME)	Pinnacle Bank (NAME)	173-04-04-351.00
5712 Sonoma Trace (ADDRESS)	150 3rd Ave S Ste 900 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mayra Garcia, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Mayra Garcia and Salma Garcia, joint tenants with the right of survivorship,** hereinafter called the Grantee(s), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Final Plat Section Four Oak Highlands, a planned unit development of record in Instrument No. 20040128-0010661 and Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mayra Garcia, married by deed from S & Y Construction, Inc., a Tennessee Corporation dated June 28, 2006 and filed for record June 29, 2006 as Instrument No. 20060629-0078023 in the Register's Office for Davidson County, Tennessee and further conveyed to Mayra Garcia by Quitclaim Deed from Lewis A. Taylor dated 01-11-2018 and filed for record ~~20180130-0009326~~ * as Instrument No. 20180130-0009326, Register's Office for Davidson County, Tennessee. * 01-30-2018

Lewis A. Taylor is executing this Quitclaim Deed to relinquish any and all rights marital or otherwise he may have in the subject property.

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 5712 Sonoma Trace, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 18 day of Jan 2018.

Mayra Garcia

Mayra Garcia

State of TN
County of Davidson

Personally appeared before me Mayra Garcia, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19 day of Jan, 2018.

Notary Public
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 201712011