Bill Garrett Davidson County
Batch# 55727 DEEDQC
02/05/2018 04:02:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180205-0011739

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

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, **Blanca Ticas,** an unmarried woman, ("Grantor"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Blanca Ticas and Concepcion Ticas ,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Lot Number 172, on the Plan of Barclay Square, Section 3, as of record in Plat Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 Quitclaim Deed of record at Instrument Number **20040708-0081494** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 1 day of **February, 2018.**

Blanca Ticas
Blanca Ticas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, Blanca Ticas, 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 1 day of **February, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 1 day of **February, 2018.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **4816 Jason Drive**
Antioch, TN 37013

TAX PARCEL NO.: 149-05-0 063.00

PROPERTY OWNER: **Blanca Ticas and Concepcion Ticas**
OWNER'S ADDRESS: 4816 Jason Drive
Antioch, TN 37013

MAIL TAX BILLS TO: Owners at Property 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