QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON.

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Morgan Harrison
Affiant

Subscribed and sworn to me on ~~March~~ April 2, 2018.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

Bill Garrett Davidson County
Batch# 75525 DEEDQC
04/02/2018 02:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180402-0030527

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Gabriel Leon Garcia and Ma. Dolores Garcia Casique 4748 Bull Run Road Ashland City, TN 37015	NEW OWNER	046 00 0 022.01

KNOW ALL MEN BY THESE PRESENTS that, Bernardo Garcia-Leon, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, Gabriel Leon Garcia and Ma. Dolores Garcia Casique, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, their entire right, title and interest in and to a certain tract of land described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and being more particularly described by survey by Kenneth H. Hinkle, Jr. R.L.S. #810, 246 Barker Road, Nashville, TN 37214-2047, dated May 9, 2001, as follows:

Beginning at the centerline of Bull Run Road, being the southwest corner of this tract and the southeast corner of Dennis and Beverly Fisher of record in Deed Book 10402, Page 869, RODC, TN; thence leaving said centerline North 26 deg. 15' West, 414.42 feet to an iron rod; thence North 62 deg. 27' 26" East 480.00 feet to an iron rod; thence South 1 deg. 37' 10" West 480.00 feet to the centerline of Bull Run Road; thence along said Bull Run Road South 63 deg. 32' 34" West 255.50 feet to the point of beginning and containing 3.53 acres more or less.

Being the same property conveyed to Bernardo Garcia-Leon by Warranty Deed from Bobbie A. Lee of record in Instrument No. 20010604-0057825, in Register's Office for Davidson County, Tennessee.

This is improved property known as 4744 Bull Run Road Ashland City, TN 37015.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on ~~March~~ April 2, 2018.

Bernardo Garcia-Leon

STATE OF Tennessee

COUNTY OF Davidson

On ~~March~~ April 2, 2018, before me personally appeared Bernardo Garcia-Leon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~March~~ April 2, 2018.

My Commission Expires: 11-8-2021

Brenda Lewis
NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY