Bill Garrett Davidson County
Batch# 127288 DEEDQC
08/10/2018 08:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180810-0078888

THIS INSTRUMENT PREPARED BY:
Debbie Lang
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Stewart
500 North Broadway, Suite 900
St. Louis, MO 63102

New Owner(S) Address &
Mail Tax Statements To:
Onofre Garcia Garcia & Ana R. Zavala Garcia
1309 Cheyenne Boulevard
Madison, TN 37115

Property Tax ID#: 05309002700
File #: 1600638545

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, ONOFRE GARCIA GARCIA, a/k/a ONOFRE GARCIA, married, herein joined by his spouse ANA R. ZAVALA GARCIA, as Grantor, hereby conveys all rights, titles and interests that I may have in to ONOFRE GARCIA GARCIA and ANA R. ZAVALA GARCIA, husband and wife, as joint tenants with rights of survivorship, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 05309002700
Property Address: 1309 Cheyenne Boulevard, Madison, TN 37115

Prior Deed recorded 12/07/2006, as Instrument 20061207-0151414, in Davidson County Court Clerk's Office.

Witness my hand this the 30 day of July, 2018.

ONOFRE GARCIA GARCIA A/K/A ONOFRE GARCIA
ONOFRE GARCIA GARCIA, a/k/a
ONOFRE GARCIA

Ana R. Zavala Garcia
ANA R. ZAVALA GARCIA

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, ONOFRE GARCIA GARCIA, a/k/a ONOFRE GARCIA and ANA R. ZAVALA GARCIA, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 30 day of July, 2018.

Denise E Taylor
Notary Public
My Commission expires: 1-25-2022

DENISE E TAYLOR NOTARY STATE OF TENNESSEE PUBLIC WILSON COUNTY

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

ONOFRE GARCIA GARCIA A/K/A
ONOFRE GARCIA GARCIA, a/k/a ONOFRE GARCIA
ONOFRE GARCIA

Ana R. Zavala Garcia
ANA R. ZAVALA GARCIA

Subscribed and sworn to before me this the 30 day of July, 2018.

Denise E Taylor
Notary
My Commission expires: 1-25-2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

DENISE E TAYLOR NOTARY STATE OF TENNESSEE PUBLIC WILSON COUNTY

EXHIBIT "A"

SITUATED IN COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 103, ON THE PLAN OF SEQUOIA VALLEY SUBDIVISION, SECTION 3, OF RECORD IN PLAT BOOK 4460, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO ONOFRE GARCIA, MARRIED FROM WANDA F. GAYDEN, UNMARRIED BY DATED 12/04/2006 AND RECORDED 12/07/2006 IN DEED INSTRUMENT 20061207-0151414 OF THE DAVIDSON COUNTY, TENNESSEE PUBLIC REGISTRY.

PARCEL NO. 05309002700

True Copy Certification

I, CHERI HACKETHAL, 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.

Cheri Hackethal
Signature

State of Missouri

County of St. Louis

Personally appeared before me, BARBARA A. BASLER-PETERSON, a notary public for this county and state, CHERI HACKETHAL, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Barbara A. Basler-Peterson
Notary's Signature

My Commission Expires: April 19, 2019
Notary' Seal (if on paper)

BARBARA A. BASLER-PETERSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Ste. Genevieve
My Commission Expires: April 19, 2019
15545573