THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 24th day of September, 2018.

Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Karen Y Johnson Davidson County
Batch# 145777 DEEDQC
09/27/2018 08:58:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180927-0095757

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gilberto Munoz, Maria L. Garcia-Martinez, and Luisangel Munoz Garcia 4780 Greystone Street Antioch, TN 37013	New Owner	165-14-0-073.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Gilberto Munoz and Maria L. Garcia, now known as Maria L. Garcia-Martinez** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey unto **Gilberto Munoz and Maria L. Garcia-Martinez and Luisangel Munoz Garcia,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson County, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 134, on the Plan of Peppertree Forest Subdivision, Section One, of record in Book 6900, Pages 973, 974 and 975, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Gilberto Munoz and Maria L. Garcia, by deed from Michael D. Phillips and wife, Fay D. Phillips, of record in Instrument Number 20050112-0004533, said Register's Office.

This is improved property known as 4780 Greystone Street, Antioch, TN 37013.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2018.

Gilberto Munoz

Maria L Garcia

Maria L. Garcia, now known as Maria L. Garcia-Martinez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gilberto Munoz and Maria L. Garcia, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of September, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021